



**Mayor  
Erin V. Joyce**

## Department of Planning and Community Development

1 JFK Memorial Drive  
Braintree, Massachusetts 02184  
Phone: 781-794-8230

### PLANNING BOARD

Kimberly Kroha, Chair  
Thomas M. Kent, Vice Chair  
Darryl K. Mikami, Clerk  
Jennifer Connolly, Member  
Robert M. Kane, Member  
Anthony Kinahan, Alternate  
Member

### PLANNING BOARD AGENDA

**Tuesday - February 10, 2026 - 7:00 PM**  
**Cahill Auditorium in Braintree Town Hall**

#### 7:15 PM CONTINUED PUBLIC HEARING

- 10 Plain Street - P.B. File 25-06  
Application for Site Plan Review - Braintree Apartments Ventures LLC - d/b/a Trammell Crow Residential, Applicant

#### 7:15 PM CLOSED PUBLIC HEARING

- 101 Arborway Drive - P.B. File 25-12  
Special Permit (135-601 Use - Two Family Conversion) and Site Plan Review - Jason Umbro, Applicant

### OLD/NEW BUSINESS

- Minor Modification to P.B. File 23-01 - 125 Union Street - Re: Shake Shack
- Application Fees
- Approval of Meeting Minutes - January 13, 2026

**NOTE ON TIME:** Please be informed that at the discretion and mutual agreement of the Planning Board Members the Board may opt to conclude business at 11:00PM.

**Reasonable accommodation will be provided for persons with disabilities.  
To request accommodation, please call Braintree's ADA Coordinator at 781-794-8327.  
Arrangements will be provided at no cost.**