



**Mayor  
Erin V. Joyce**

## Department of Planning and Community Development

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### ZONING BOARD of APPEALS

Rayna Rubin, Chair  
Jose E. Perez, Vice-Chair  
Angela Cavanaugh, Clerk  
Tom Kleber, Alternate  
Vacant, Alternate

**Zoning Board of Appeals Agenda  
Monday, February 23, 2026  
Johnson Chambers – Town Hall  
1 JFK Memorial Drive  
7:00 PM**

#### OLD BUSINESS

##### **Petition #25-25**

##### **38 Roosevelt Street**

Susan Wong and Jacky CJ Zang, Applicant, have applied to the Braintree Zoning Board of Appeals requesting zoning relief under the Dover Amendment (M.G.L. Chapter 40A, Section 3) in support of the use of a child day care facility. The request pertains to lot coverage and open space (§135-701), and parking (§135-806[A]) requirements. The property is located at 38 Roosevelt St., shown on Assessors Plan 1061, Lot 224, and is zoned Residence B within the Watershed Overlay Protection District with a total lot area of 18,070 sq. ft.

##### **Petition #26-01**

##### **391 Elm Street**

George Clements, Applicant, for relief from Braintree Zoning Ordinance Requirements pursuant to Chapters 135-402, 135-403 (A), and 135-601. The Applicant seeks a determination of use under Section 135-402 to continue the pre-existing non-conforming use of an Apartment House (5 Units). The property is located at 391 Elm St., zoned Residence B as shown on Assessors Map 2076 Lot 7 with a total lot area of 30,347 sq. ft.

#### NEW BUSINESS 7:00 PM

##### **Petition #26-04**

##### **75 Hancock Street**

Patricia Fisher, Applicant, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-407 and 135-705 to convert an existing commercial structure into an 8-unit multifamily residential building. The Applicant seeks Variances for minimum lot area, open space per dwelling unit and density. The property is located at 75 Hancock St., zoned General Business District and Residence B as shown on Assessors Plan 1009 Lot 62 with a total lot area of 15,112 sq. ft.

##### **Petition #26-05**

##### **236 Old Country Way**

Kenneth Downing, Applicant, for relief from Braintree Zoning Ordinance Requirements pursuant to Chapters 135-403 (A) and 135-701 to demolish and reconstruct a Single-family Dwelling on a pre-existing non-conforming lot. The Applicant seeks a Finding to reconstruct the Single-Family Dwelling within the Lot as the Lot Area is 7,754 sq. ft., where 43,560 sq. ft. is required, lot width is 80 ft., where 100 ft. is required, and lot depth is 96.93 ft., where 100 ft. is required. The property is located at 236 Old Country Way, zoned Residence B within the Watershed Protection Overlay District as shown on Assessors Map 1056 Lot 38 with a total lot area of 7,754 sq. ft.

##### **Petition #26-06**

##### **9 Allen Street**

Erin Downing, Applicant, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to demolish and construct a deck to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding to demolish and construct a deck as the deck is within the rear yard setback at 10.1 ft., where 30 ft. is required. The property is located at 9 Allen St., zoned Residence B as shown on Assessors Plan 3004 Lot 13 with a total lot area of 7,309 sq. ft.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** February 2, 2026

*The Full Applications may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1060/Current-Applications>.\*\*Reasonable accommodations will be provided for persons with disabilities. To request accommodations, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.\*\**