



Mayor
Charles C. Kokoros

Department of Planning and Community Development

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PLANNING BOARD

Erin V. Joyce, Chair
Kimberly Kroha, Vice-Chair
Darryl K. Mikami, Clerk
William J. Grove, Member
Thomas M. Kent, Member
Jennifer J. Connolly, Alternate

PLANNING BOARD AGENDA

Tuesday – April 11, 2023 – 7:00PM

Cahill Auditorium – Town Hall

7:15 NEW PUBLIC HEARINGS

79 Pleasant View Avenue (PB File 23-03)
Grading Permit
John Mento - Mento Homes, Applicant

7:15 CONTINUED PUBLIC HEARINGS

Town Council Order (#23-004) - Residences on Granite (RGPUD)
Section 135-612 - Zoning Map and Zoning Ordinance Text Amendment Creation of a PUD District
Portion of 250 Granite Street 2089/22, 135 Lakeside Drive 2039/17, 131 Lakeside Drive 20039/6 & Assessors' Parcel 2039-0-56
Street Layouts of Bonnieview Road, Silver Road & Portions of Lakeside Drive
Braintree Property Associates, Limited Partnership; SSP 131 Lakeside, LLC; SSP 135 Lakeside, LLC, Applicant

8-10 and 40 Arnold Street (PB File 20-02)

Major Modification to Special Permit and Site Plan Review Decision and USE Special Permit
TLC Supply Inc., Applicant

125 Union Street (PB File 23-01)

Site Plan Review and Special Permit
JBM Braintree LLC/Torrington Properties, Applicant

This hearing will be continued without Testimony to May 9, 2023.

OLD/NEW BUSINESS

1. In person meetings (Waiver extended through March 31, 2025)
2. Update: TCO 22-073 – 135-608 Floodplain
3. Zoning Amendments: Definitions, Use Table and Parking Requirements Brewery, Production Studio and Function Facility
4. Approval of Meeting Minutes: January 10, 2023 and February 15, 2023

MASTER PLAN UPDATE

- Master Plan Technical Committees April 10 and April 13 from 4:30PM to 9:00PM at Town Hall
- Next MPSC Meeting May 18, 2023 – Thayer Public Library
- Discussion: Master Plan in Person Update at May 9th or June 13th Planning Board Meeting
- For More Information and to Follow the Progress of the Braintree Master Plan Visit <https://tinyurl.com/braintreemasterplan>

Reasonable accommodations will be provided for persons with disabilities. To request an accommodation, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.