



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS AGENDA April 26, 2021

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, April 26, 2021**, at 7:00 P.M. and will be conducted remotely VIA ZOOM in accordance with Governor Baker's March 12, 2020 Order. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This Public Hearing will not be conducted in an open, publicly accessible place. Instead public access to the hearing and deliberations will be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public via the internet and telephone.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89865745374>

Dial: +1 301 715 8592

Webinar ID: 898 6574 5374

NEW APPLICATIONS

Petition 21-06

157 Jefferson Street

(This Matter Will be Opened and Continued Without Testimony)

George Rull, Applicant, for relief from Bylaw Requirements under Chapter 135-403 and 135-701, for the construction of a 10 Ft x 14 Ft single story addition to the Non-Conforming Single Family Dwelling. The applicant seeks a Finding to extend the Non-Conforming Side Yard Setback of 3.1 Feet where 10 Feet is required. The property is located at 157 Jefferson Street, Braintree, MA and is zoned Residence B as shown on Assessors Map 1047 Plot 2 with a land area of 6,600 Square Feet.

Petition 21-07

31 Elmlawn Road

Christina and Jeffrey Gillman, Applicant, for relief from Bylaw Requirements under Chapter 135-403 and 135-701 for the construction of a 21.75 Ft x 17.08 Ft two story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to alter and extend the Non-Conforming Side Yard Setback of 5.7 Feet to 6 Feet where 10 Feet is required and to alter and extend the Non-Conforming Rear Yard Setback of 24 Feet to 23.6 Feet where 30 Feet is required. The property is located at 31 Elmlawn Road, Braintree, MA and is zoned Residence B as shown on Assessors Map 2075 Plot 27 with a land area of 4,568 Square Feet.

April 26, 2021 Agenda - Braintree Zoning Board of Appeals

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.

Petition 21-08
107 Blanchard Blvd

Paul Foley, Applicant, For Relief from Bylaw Requirements under Chapter's 135-403, 135-407, 135-701 and 135-707 for the construction of a 1.5 Story 28 Ft x 30 Ft Garage and a 280 Sq Ft Breezeway and Porch. The Applicant seeks a Variance as the proposed garage will have a Rear Yard Setback of 11.67 Feet where 30 Feet is required. The Applicant also seeks to amend ZBA Decision 06-05. The property is located at 107 Blanchard Boulevard, Braintree, MA and is zoned Residence B as shown on Assessors Map 2085 Plot 23 with a land area of 8,314 Square Feet.

OLD BUSINESS

Petition 21-02
320 Wood Road

Jason Parillo of Back Bay Sign Company, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-904.2 and 135-905 of the Braintree Zoning Bylaw. The Applicant seeks authorization from the Zoning Board of Appeals for an unpermitted secondary ground sign (21 Feet High, Sign Cabinet of 76.8 Square Feet combined) along a major artery. The Applicant also seeks variances to install said secondary ground sign with a digital messaging board for advertising of the commercial tenant. The property is located at 320 Wood Road, Braintree, MA, and is zoned Highway Business District as shown on Assessors Map 2053C Plot 1G with a land area of 3.39 Acres.

NEW BUSINESS

Approval of Meeting Minutes: August 24, 2020; September 21, 2020.

The Application materials may be reviewed at the Zoning Board of Appeals homepage on the Town's Website <https://braintreema.gov/335/Zoning-Board-of-Appeals> or at the Planning and Community Development Department at 1 JFK Memorial Dr. (Town Hall) Monday, Wednesday, Thursday, (8:30 AM- 4:30 PM), Tuesday (8:30 AM – 7 PM) and Friday (8:30 AM- 1 PM).