



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

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ZONING BOARD of APPEALS

Steven Karll, Chair
Michael Ford, Member
Richard McDonough, Member
Gary Walker, Alternate
Tim Burke, Alternate

**Zoning Board of Appeals Agenda
Monday, August 28, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

OLD BUSINESS

Petition #23-20

26 Brewster Avenue

(This Matter Will Be Continued Without Testimony)

Timothy & Eryn Hemmert; James & Carol Lochiatto; Amy & Rachel Wallace; and Edith McGinn, Applicants, pursuant to MGL Chapter 40A, Sections 8 & 15, and Braintree Zoning Ordinance Chapters 135-102, 135-202, 135-201, 135-603, 135-609 and 135-1201 filed an Appeal of the Building Inspector's May 22, 2023 response to a May 22, 2023 request for Enforcement of Zoning Violations. The property is located at 26 Brewster Avenue and is zoned Residence B Watershed, shown on Assessors' Map 1078 Lots 20 and 57 with a combined land area of 21,562 Sq. Ft.

NEW BUSINESS 7:00 PM

Petition #23-22

245 Elm Street

Jed Hannon, Atlantic Coast Engineering, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-403, 135-407, 135-701, 135-705 and 135-806 to extend the parking area at the Eastern portion of the site. The Applicant seeks Variances for the required open space for multifamily dwellings under section 135-705. The property is located at 245 Elm Street is zoned Residence C, shown on Assessors' Map 1124 Lot 2B with a total lot area of 24,598 Square Feet.

Petition #23-23

788 Liberty Street

Stephen Dozois, Weymouth Braintree Elks, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-407, and 135-903 to reface the existing 9.84 Feet x 3 Feet (29.52 Sq Ft) wall sign. The Applicant seeks a Variance as the proposed wall sign exceeds the allowable Square Footage in a Residential zone. The property is located at 788 Liberty Street is zoned Residence A and Residence B, shown on Assessors' Map 1032 Lot 5B with a total lot area of 1.5 Acres.

Petition #23-24
298 Washington Street

Hank Duong, Trustee of Duong-Lam Realty Trust, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-402, 135-403, 135-601, 135-701 and 135-806. The Applicant seeks a determination of use under Section 135-402 to continue the Pre Existing Non-Conforming Use of an Apartment House/ Two Family (5 Units). The Applicant seeks a Finding to alter the Non-Conforming Use with interior and exterior renovations and to extend the parking area to the rear of the site. The property is located at 298 Washington Street, is zoned Residence B, shown on Assessors' Map 2026 Lot 7 with a total lot area of 16,700 Square Feet.

Petition #22-25
589 Granite Street

Leo Keka, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-403, 135-407, 135-609, 135-701 and 135-806 to alter and extend the Pre-Existing Non-Conforming parking area to the East. The Applicant seeks a Finding to alter the use of the parking area in a Residential Zone. The Applicant seeks Variances to increase the Lot Coverage to 71% and to decrease the Site Open Space to 29%. The property is located at 589 Granite Street, is zoned Commercial and Residence B, and within the Watershed Protection Overlay District, as shown on Assessors' Map 2048 Lots 14, 14D and 15B with a total lot area of 64,745 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: June 26, 2023; July 24, 2023

Master Plan:

- Next Master Plan Steering Committee Meeting: September 21st, 2023 at 7:00 PM in Cahill Auditorium at Town Hall.

For More Information and to Follow the Progress of the Braintree Master Plan visit

<https://tinyurl.com/braintreemasterplan>

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.****