The Zoning Board of Appeal will meet on Monday, December 16, 2019 at 7:00 P.M. at Town Hall, in the Cahill Auditorium, located at One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

NEW PUBLIC HEARINGS

Petition #19-40
48 Newton Avenue
Paul Segota and Claire McCormick, 48 Newton Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135-403,407 and 701 for 48 Newton Avenue (Plot 103) and proposed adjacent land (Plot 35), which are combined for zoning purposed due to common ownership and can be separate lots with zoning relief. Plot 103 (#48 Newton Avenue) would be 6,590 SF and maintain the existing single family dwelling. Plot 35 (vacant land) would be 6,443 SF and provide a new two story, single family dwelling (+/- 925 SF building footprint with 144 SF deck). The existing and proposed lots are deficient with regard to lot size, width and front yard setback. The applicant seeks a permit, variance and/or finding that the proposed project is not substantially more detrimental to the neighborhood. The properties are located at 48 Newton Avenue and Plot 9, Braintree, MA 02184 and are within a Residence B Zoning District, as shown on Assessors Map 3050 Plot 103 and Assessors Map 3052 Plot 25, and contains a combined land area of +/- 13,039 SF.

Petition #19-41
95 Brow Avenue
Sean Brooks, 95 Brow Avenue, Braintree, MA 02184, for relief from the Braintree Zoning Bylaw requirements under Chapter 135-402, 135-403, 407 and 135-701 to add a farmers porch (196 SF) to the front of the existing dwelling; expand the existing garage and add second floor; expand the rear of the dwelling and enlarge the second floor above to the existing non-conforming structure. The existing single family dwelling is non-conforming as to the required side yard setbacks on both sides. The existing lot is undersized per Residence B standards and is deficient of the required lot width. The Applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 95 Brow Avenue and is zoned Residence B as shown on Assessors’ Map 2046 Plot 4 consisting of a land area of 9,412 SF.

Petition #19-42
11 Berwick St
Ercilla F. Silvia, 11 Berwick Street, Braintree, MA 02184, for relief from the Braintree Zoning Bylaw requirements under Chapter 135-402, 135-403, and 135-701 to add a second floor above the existing structure that has a footprint of approx. 1,407 SF and is an existing non-conforming structure. The existing single family dwelling is non-conforming as to the front and side yard setbacks. The existing lot is undersized per Residence C standards and is deficient of the required frontage, lot width and lot depth. The Applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 11 Berwick Street and is zoned Residence C as shown on Assessors’ Map 3050 Plot 132 with a land area of 9,000 SF.
CONTINUED PUBLIC HEARINGS

Comprehensive Permit Application (Chapter 40B) that includes an Approval Not Required Subdivision Plan from 383 Washington Street LLC. The Applicant is proposing to construct a 70-Unit Multi-Family Residential (Rental) “Parkside Apartments” building along with associated drainage, utility, parking, access, landscaping and lighting improvements on a proposed lot of 93,866 Square Feet. The properties at 383 Washington Street, Storrs Avenue and the way known as “Alves Avenue” are all Zoned General Business within the Village Overlay District and are identified on Assessor’s Plan 2028 as Plot 31 and 32-A.

Comprehensive Permit Application (Chapter 40B) that includes an Approval Not Required Subdivision Plan from 383 Washington Street LLC. The Applicant is proposing to construct eight (8) Townhouse Style Residential Units (Ownership) “Parkside Condominiums” in two (2) buildings along with associated drainage, utility, parking, access, landscaping and lighting improvements on a proposed lot of 20,327 Square Feet. The properties at 383 Washington Street, Storrs Avenue and the way known as “Alves Avenue” are all Zoned General Business within the Village Overlay District and are identified on Assessor’s Plan 2028 as Plot 31 and 32-A.

OTHER BUSINESS
(This matter will be tabled to the January 27th ZBA Meeting)
Petition #19-36
107 Hancock Street and 99 Hancock Street
Arista Development LLC is seeking relief from the Zoning Bylaw Sections 135-407, 135-701 and 135-705 to construct a 4-Story, 35 Unit Residential Building on a 50,857 Sq. Ft. Development Site. The Residential Building and Site will not comply with the Density or Open Space requirements pursuant to 135-705 or the Maximum Number of Stories pursuant to 135-701. The Applicant seeks variance(s) to exceed these zoning requirements. The property owned by Hancock Realty Trust at 107 Hancock Street is 44,050 Sq. Ft. is zoned General Business and is shown on Assessors Map 1009 as Plot 68. The Property owned by B & F Hancock Street LLC at 99 Hancock Street is 6,807 Sq. Ft. is Zoned General Business and Residence B (See 135-306) and is shown on Assessors Map 1009 as Plot 64.

Future Meeting Dates for Chapter 40B Comprehensive Permit

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.