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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

March 27, 2023
Zoning Board of Appeals Minutes
Johnson Chambers – Town Hall
1 JFK Memorial Drive

Present: Stephen Karll, Chairman
Michael Ford, Member
Richard McDonough, Member
Timothy Burke, Alternate
Connor R Murphy, Assistant Director
Matthew Giordano, Zoning Planner

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Absent: Gary Walker, Alternate

Meeting Commences at 7:00 P.M.

Chairman Karll calls the meeting to order. Chairman Karll states to the public in attendance that items would be brought up in the order they appear on the agenda unless there was a conflict. Chairman Karll introduces Zoning Planner Giordano and Assistant Director Murphy to the members of the Zoning Board of Appeals and the public. Chairman Karll introduces all members of the Zoning Board of Appeals.

OLD BUSINESS

Petition #23-08

45 Pleasant View Avenue

Chairman Karll states the matter is continued. Chairman Karll states that Chairman Karll, Member Ford, and Member McDonough would be voting, with Member Burke as the Alternate. Chairman Karll calls on the Applicant, Weihua Xiong, and the Architect, Kai Yin Yip, to testify.

Chairman Karll asked the Members of the Board, the Applicant, and the Architect if they had received the revised plans. Chairman Karll stated that in the February 27th, 2023, Zoning Board of Appeals Meeting, the architectural plan and the plot plan presented to the Board were insufficient. It lacked necessary changes, and the Board would have been voting on incomplete plans.

Chairman Karll stated that the Left Side Yard Setback was 2.8 Ft. to the side stairs and the dormers were 6.2 Ft. from the side lot line. Chairman Karll stated the Applicant, and his Architect, properly revised the plans to meet the standard of the Zoning Board of Appeals. Chairman Karll asked Members of the Board if there were any further questions to the Applicant or the Architect. Member Ford stated the application and plans were vetted with diligence at the last meeting. Member McDonough and Member Burke had no further comment.

Chairman Karll addressed the public in attendance if they had any opinions or comment on the Petition. Chairman Karll stated he saw none in favor. Chairman Karll stated he saw none in opposition.

Chairman Karll closes the Public Comment portion of the Hearing. Chairman Karll opened the Public Hearing for Board Comment. Member Ford states the Applicant did what the Board had requested and was prepared to vote. Chairman Karll asks the Applicant and his Architect if they had any concerns with the four (4) proposed conditions recommended by staff. The Applicant and Architect state they had none.

Chairman Karll states they shall close the Public Hearing, with a Motion made by Member Ford and Seconded by Member McDonough. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye.

Chairman Karll states they shall entertain a motion on this Application. Member Ford Motions to Approve the requested Finding pursuant to Applicant testimony, based on the four (4) conditions as proposed by staff and subject to the revised plans presented. Motion Seconded by Member McDonough. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye.

**Petition #23-09
126 Jefferson Street**

Chairman Karll reads the Legal Notice into Record:

“Yiu Hung Chan, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to build a single-family dwelling on an undersized lot, deficient in width. The Applicant seeks a Variance for lot width of 78.36 Ft. where 100 Ft. is required and for lot area of 9,026 Sq. Ft where 15,000 Sq. Ft. is required to construct a 3-story single family dwelling (4,253 Sq. Ft. living Area) with attached garage in the rear of the dwelling. The property is located at 126 Jefferson St. is zoned Residence B, on Assessors Map 1045 Lot 21 with a lot area of 9,026 Square Feet.”

Chairman Karll states that Chairman Karll, Member Ford, and Member Burke would be voting, with Member McDonough as the Alternate. Chairman Karll stated he was satisfied abutters and

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the abutters to the abutters within 300 feet had been duly notified. Chairman Karll states the Staff Recommendation for the Record was Approval with the seven (7) conditions.

Chairman Karll calls on the Applicant and his Representative to testify. Mr. Kent introduces himself as the Representative Translator for Mr. Chan. Chairman Karll states to Mr. Chan to discuss what he would hope to accomplish at the Meeting tonight, and to state for the Record why he seeks a Variance. Mr. Kent translates to Mr. Chan.

Chairman Karll states if any members of the Public in attendance would like the Analysis of the Staff Report read into the Record, to request so. Mr. Kent translates to Mr. Chan. Mr. Kent states that Mr. Chan would like to build a single family dwelling house that is 3 stories with the living area of 4,254 sq. ft. Mr. Chan states to Chairman Karll that he did not understand the sunroom would be counted in the living area. Member Ford states that it is a walk-up attic. Chairman Karll asks if it is going to be living space or storage. Mr. Kent translates to Mr. Chan. Mr. Kent states that it would be storage. Member Ford states that it has a sunroom, and Mr. Chan cannot alter the plans during testimony. Mr. Chan reiterates he did not understand the sunroom was living space, until the Department of Planning and Community Development's discussions with him. Chairman Karll asks if Mr. Chan would store plants. Mr. Kent translates to Mr. Chan. Mr. Kent states that Mr. Chan would like an indoor garden in the sunroom.

Chairman Karll asks if Mr. Chan would like to discuss the lot size, and mentions it is undersized and the width is deficient. Mr. Kent translates to Mr. Chan. Mr. Kent states Mr. Chan does not have any further comments. Chairman Karll asks if the Board Members have any questions for Mr. Chan.

Member Ford states the undersized lot area and deficient lot width are insufficient conditions for a Variance to create a buildable lot. Member Ford states soil conditions, shape of the lot, and topography are the necessary criteria for a Variance. Member Ford states it is a square and level lot that has been excavated. Member Ford states the lot does not present with ledges, creating ideal soil conditions, and are insufficient criteria for a Variance.

Member Ford addresses Zoning Planner Giordano about the criteria for the Variance. Zoning Planner Giordano states Director SantucciRozzi and he discussed Petition #23-09 closely and in-depth. Zoning Planner Giordano states many neighborhood lots were deficient in width and undersized, and there is a precedence for pre-existing non-conforming lots within the neighborhood and a Variance is needed for the lot to be buildable.

Member Ford states the irregular shape, soil, and topography are the necessary criteria and there is no evidence of such. The home is oversized for the lot and the neighborhood, thus granting an Approval would not be the approach he would take.

Chairman Karll states in the Staff Report that the Applicant claims the existing soil is sandy gravel and not in the wetland, with a rectangular shape lot and level. The Chairman states that the previous relief was for a smaller house, and, at the time, the Applicant struggled to hire

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contractors to excavate and landscape the lot, thus he was unable to meet the required time frame. Chairman Karll returns to the Staff Report and reads that: “the Applicant is able to obtain a loan for construction. The proposed structure will increase the value of the neighboring properties and bring the town more property taxes. Lastly, with relief, the proposed dwelling would meet the dimensional requirements of lot frontage, lot depth, front yard setback, left and right side yard setback, rear yard setback, building height, story height, building coverage, lot coverage, open space coverage, and off-street parking requirements.”

Chairman Karll goes on to state: “The proposed single-family dwelling would provide a 2,094 sq. ft. building footprint (larger than the prior proposal of a 1,300 sq. ft. building footprint). The proposed three-story single-family dwelling would provide 4,254 sq. ft. of living space (larger than the prior proposal of 1,933 sq. ft. of living space). There are three proposed bedrooms,” commenting that the size increase will be significant. Chairman Karll reads the remainder of the Analysis Section in the Staff Report for 126 Jefferson Street. Chairman Karll states the sunroom in the attic is a living area, and states that other lots are deficient in width and undersized. Chairman Karll states that the soil is sandy gravel, and the Building Department has a prerogative there, and that the requested Variance and size of the proposed structure are key factors for him to consider. Chairman Karll asks for other comments by the Board members. Mr. Kent translates to Mr. Chan.

Mr. Kent asks the Board members on behalf of Mr. Chan what would the maximum size house be that Mr. Chan could build. Chairman Karll states meeting the dimensional requirements are the key factor for the Board, and names them for Mr. Kent and Mr. Chan. Chairman Karll states that 6 years ago, the last time the Applicant was before the Zoning Board of Appeals, the proposed living space of the proposed house was smaller. Mr. Chan states that he changed the size of the house between the prior visit to the Zoning Board of Appeals. Mr. Chan asks the Chairman if he can change the attic, and if that would satisfy what the Board requires. Chairman Karll states there are no further questions or comments towards the Applicant.

Chairman Karll asks for anyone in attendance seeking to record themselves in favor. He states he sees none. Chairman Karll asks for anyone in attendance seeking to record themselves in opposition. He states everyone in attendance besides the Applicant and Mr. Kent were in opposition. Chairman Karll begins in the front row to his left. The Chairman asks the man to speak at the podium. The resident politely declines to speak, stating that he has opinions, but would prefer to just listen.

Anne O’Shea from 26 Shepard Road steps up to the podium and explains that she is a direct abutter to the Applicant and 126 Jefferson Street. Ms. O’Shea asks to comment on her undersized lot, stating her house was built in 1930, and an average-sized house on an undersized lot is perceived differently than an oversized house on an undersized lot. Ms. O’Shea states the sump pump in her basement is lower in elevation than their lot, and currently has water and flooding issues in her basement from run off, rain, and the water table. Ms. O’Shea states the proposed driveway would be close to her lot and there would be very little land to absorb the water between the property lines. She continues to state the size of the 126 Jefferson Street lot, with a proposed oversized house causing concern for her.

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Chairman Karll states that it does meet the dimensional requirements for the Zoning District, except for the lot width and lot area. Ms. O'Shea states at the prior Zoning Board of Appeals Meeting, the Applicant stated he would live at 126 Jefferson Street, but also sell the house. She states the Applicant changes his story. She expresses her grievances about the third-floor sunroom being too invasive to her property and to other properties.

Ciaran Rynne from 32 Shepard Road steps up to the podium and explains that he attended the Meeting this evening with his wife Audrey. Mr. Rynne states that he has the same grievances with Mr. Chan's design and plans as he did at the previous Zoning Board of Appeals Meeting. Mr. Rynne states his rear yard is lower than 126 Jefferson Street's rear yard, which results with water issues flooding his house. The sump pump fails when there is a large rainfall, and it floods 32 Shepard Road. Mr. Rynne states he is concerned with the impermeable surface of the proposed driveway. Mr. Rynne states Mr. Chan is planning to install five (5) bathrooms and that his basement is for storage; Mr. Rynne questions why there would be a need for a bathroom on that floor of the house.

Chairman Karll states that some homes in Braintree have bathrooms in their basements. Mr. Rynne states the basement would be unfinished and inquires about the reasoning behind these plans. Mr. Rynne expresses grievances about the size of the proposed house, which Chairman Karll agrees with. Mr. Rynne expresses concern over the storage space needed, based on the proposed plans. Mr. Rynne expresses concerns over future bedrooms being added to the basement and the attic. Chairman Karll states conditions can be made that would require Mr. Chan to return before the Zoning Board of Appeals with plans describing the extent to the attic and basement changes, and their conversion to living space. Mr. Rynne states concerns about the height of the proposed structure and feels as though he would be "living in a fishbowl," with a lack of privacy. Chairman Karll inquires whether the proposed house being hypothetically two (2) stories instead would satisfy Mr. Rynne's concern. Chairman Karll reiterates the maximum height limit for the Zoning District and the maximum Story Limit for the Zoning District. Mr. Rynne asks whether the height Mr. Chan proposes would be allowed. Mr. Rynne inquires why Mr. Chan chooses to add full-sized windows into the basement.

Michael Derrane from 45 Court Road steps up to the podium and explains that he and his sister Virginia Derrane from 121 Jefferson Street are in attendance. Mr. Derrane states his family and relatives have lived in the neighborhood and Braintree for 53 years. Mr. Derrane states he knows the neighborhood very well. Mr. Derrane reminds the Board the initial permit was issued in 2018. Mr. Derrane states that Eric Erskine, the former Building Inspector, shut down the job. Chairman Karll states he remembers the incident. Mr. Derrane states the foundation was being poured in an inconsistent manner than what Mr. Chan was required to do. Mr. Derrane states his family has been looking at a vacant lot for years. Chairman Karll asks Mr. Derrane if he would like to see something built on the lot. Mr. Derrane states that he would, but not this specific design. Mr. Derrane speaks about the lot sizes on the Braintree Golf Course side of Jefferson Street being larger than those on the opposite side of Jefferson Street. Mr. Derrane states the lot size of 141 Jefferson Street is a large house, but a beautiful size. Mr.

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Derrane states this house would fit in South Boston, Quincy, or Brookline, but not on Jefferson Street. Mr. Derrane states this neighborhood is Cape houses and states the proposed structure is a “monstrosity.” Mr. Derrane states that Mr. Chan’s current house in Holbrook is a beautiful home at 5,600 sq. ft. on 1.2 acres. Mr. Derrane states he reached out, on June 7th, 2022, to Marybeth McGrath, the Director of the Building and Health Department, to send a picture of the vacant lot to her. Mr. Derrane states the land has been vacant for years, with unmaintained grass that was 6 feet tall. Mr. Derrane states he is against the proposed plans. Chairman Karll states he understands the complaints and concerns.

Kim Seibert from 131 Jefferson Street steps up to the podium and explains she attended the meeting with her husband, Richard Seibert. Ms. Seibert also states that she is concerned the house is enormous on such a small lot, and the lack of maintenance and landscaping upkeep over the years causes difficulties for neighbors. Ms. Seibert describes activity from years ago when construction occurred in the middle of the night, including sawing down trees, and pouring foundation. Ms. Seibert is wary and concerned similar circumstances will arise, and residents would have to involve the Town again. Ms. Seibert states she was under the impression that there was never proper permitting for the nighttime construction work. Ms. Seibert states the lot has been vacant for long periods of time, and it can be hazardous for children, elderly residents, and pets within the neighborhood. Ms. Seibert states her primary concern is the safety of residents, during the process of constructing the foundation, its eventual stoppage, and its current hazards. Chairman Karll asks Ms. Seibert if she is opposed to anything being put on the lot. Ms. Seibert states she prefers a lot of greenery and a small house.

Chairman Karll prompts Mr. Seibert to speak. Mr. Seibert states he would like to go on Record as opposed to the construction.

Brian Hammell from 112 Jefferson Street steps up to the podium and explains he attended the meeting with his wife, Lynne Hammell. Mr. Hammell states that he is in favor of construction on the lot but is not in favor of the specific proposed designs for which Mr. Chan currently is before the Board. Mr. Hammell states that he is of the opinion that the lot is not keeping in size and scale of the neighborhood. He stated that Mr. Chan has not been forthcoming with his construction and the plans. He believes the lot is an eyesore, and stands in opposition to this project, but not all projects.

Robert Kane from 114 Jefferson Street steps up to the podium and explains he attended the meeting to express his opposition to the project. Chairman Karll states that 114 Jefferson Street is undersized, and Mr. Kane states his house is much smaller on an undersized lot. He states he is appreciative that the Board is hearing from his wife and him. Mr. Kane states the proposed plans call for a 125% increase in non-permeable surface area, including the driveway, the house, and pathways. Mr. Kane states the massive increase will result in a 65% increase in footprint and a 360% increase in livable area from the footprint and livable area the previous homeowner had. Mr. Kane stated the majority of the non-permeable surfaces would be concentrated along the 114 Jefferson Street and 126 Jefferson Street property line, and that the lack of green space on 126 Jefferson Street causes issues with water absorption. Mr. Kane states the driveway’s

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placement unfairly burdens his property with erosion mitigation and infiltration mitigation. Mr. Kane states his wife and he suffer from acute mold-related health issues, and purposely purchased the house because it had a dry basement. Mr. Kane expresses concern over moisture issues in the basement affecting the value of 114 Jefferson Street, if they were to sell the home at one point in the future. Mr. Kane states he and his wife are active members of the neighborhood and Braintree community and would be “devastated” to leave the community based on the concerns with Mr. Chan and the lot at 126 Jefferson Street. Mr. Kane states concerns for shoveling and snow blowing the long driveway, and, Mr. Kane continues, with such little green space, the snow would likely be moved onto his lot. Mr. Kane states that he spends many hours caring for his lawn, and would prefer gravel, soil, and dirt to not cross the property line.

Mr. Kane continues at the podium with his testimony to the Zoning Board of Appeals members. Mr. Kane expresses groundskeeping concerns that encompass the four (4) trees that span the property line between 114 Jefferson Street and 126 Jefferson Street. Mr. Kane questions whether the proposed driveway being placed so close to the trees will affect their root systems and growth. Mr. Kane attempts to consider Mr. Chan’s perspective, questioning whether the trees will impact the proposed driveway as they grow. Mr. Kane states he is strongly opposed to the trees being cut down. Mr. Kane has a considerable concern over privacy, stating Mr. Chan proposes a sunroof and a third-floor balcony that will overlook Mr. Kane’s yard and 114 Jefferson Street. Mr. Kane states the loss of privacy, due to the proposed balcony that would overlook the abutters’ yards, would affect the property values in homes and cause “everyone else to suffer.” Mr. Kane states he is a Civil Engineer and that if the Zoning Board of Appeals Approves the third-floor balcony, that Mr. Kane recommends they align the balcony east-west, so Mr. Chan can enjoy the sunrise and sunset over the golf course. Mr. Kane states the current design has the potential impact to negatively affect many homes around it because of “developer greed.” Mr. Kane states there are other ways to build a home and asks the Board to work with Mr. Chan to better fit the home into the lot and neighborhood. Mr. Kane states that he believes everyone in the neighborhood would love to see the lot developed in some form or another, but not with the current design.

Janet Carco from 142 Jefferson Street steps up to the podium and explains that she has a severely disabled special needs son, who is twenty-two (22) years old, but developmentally about one (1) year old. Ms. Carco states her husband, Michael Carco, is home with her son, so he is unable to attend the Meeting. Ms. Carco states she will read a statement her family prepared for the Meeting. Ms. Carco states she is writing to express concern about the proposed dwelling and that the three (3) story size was too large for the neighborhood. Ms. Carco states she and her family are concerned about Mr. Chan not following the Town’s proper building codes and development procedures. Ms. Carco states Mr. Chan “illegally built foundation a couple of years ago by himself.” Ms. Carco states she prefers a smaller house and would like the Board to ensure that Mr. Chan follows the policies and codes laid out by the Town.

Chairman Karll states the Building Department works closely with developers, and would hypothetically be working closely with Mr. Chan, in the event of an Approval, so as to have Mr.

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Chan use the proper channels of communication and follow the proper code. Chairman Karll states there would not be a repeat of 2018 when a Stop Work Order was issued by Eric Erskine, the former Building Inspector. Chairman Karll states that construction will not occur outside of the appropriate hours. Chairman Karll asks the residents in the attendance for further comments. Chairman Karll states he sees none. Chairman Karll asks if Mr. Chan and Mr. Kent would return to the podium to speak.

Chairman Karll asks Mr. Kent to translate to Mr. Chan if he intends to live in the house at 126 Jefferson Street. Mr. Kent translates to Mr. Chan. Mr. Kent states that Mr. Chan will be living in the house at 126 Jefferson Street. Chairman Karll asks what Mr. Chan will be doing with the house in Holbrook. Mr. Kent translates to Mr. Chan. Mr. Chan states he will sell the home in Holbrook, and Chairman Karll states he understands. Chairman Karll asks Mr. Kent to translate to Mr. Chan if Mr. Chan had addressed any drainage plans with the Department of Planning and Community Development. Mr. Kent translates to Mr. Chan. Chairman Karll asks Assistant Director Murphy and Zoning Planner Giordano if any drainage plans were discussed. Assistant Director Murphy and Zoning Planner Giordano state Mr. Chan neither contacted them about drainage plans, nor did he provide any to the Department of Planning and Community Development.

Mr. Chan states that he can design a catch basin himself to meet the concerns of the residents. Member Ford states Mr. Kane spoke about trees along the 114 and 126 Jefferson Street property line, and directly asked Mr. Chan if the trees would be cut down. Mr. Kent translates for Mr. Chan. Mr. Kent explains that Mr. Chan would consider cutting down only one (1) tree. Member Ford asks if there would be a landscaping plan to help define any buffering between Mr. Chan and the abutters. Mr. Kent asks for further clarification for Mr. Chan from Member Ford. Member Ford lists a few tree species and types of shrubbery to give Mr. Kent context. Mr. Kent reiterates that Mr. Chan will not cut down any further trees, aside from perhaps one (1) tree. Chairman Karll addresses Mr. Chan directly and asks if he is a contractor. Mr. Chan states he built the home in Holbrook and has built homes in Lexington and Medford previously.

Chairman Karll states the attic, sunroof, and balcony make the house too large on an undersized lot, and that he needs to see drainage and landscaping plans from Mr. Chan for catch basins, green space, and privacy for the neighbors. Chairman Karll states the proposed dwelling is too large, compared to the previously proposed dwelling from years ago, despite meeting the dimensional requirements. Mr. Chan states he prefers the garage at the back of the house. Chairman Karll states that his opinion is that it is too large for the lot and would want plans submitted to the Department of Planning and Community Development to protect the abutters. Assistant Director Murphy states Mr. Chan would need to speak with the Stormwater Division within the Department of Public Works and have a Stormwater Permit issued. Assistant Director Murphy explains disturbance and impervious pavement would be a few of the things considered. Chairman Karll states explicitly he must see a plan and the permit before considering a Decision.

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Member Ford voices his opinion and states that Mr. Chan pointed out clearly in the Architectural Plans the setbacks are met. Member Ford states in his opinion the Architect put “as large a house as possible.” Member Ford states that he does not see granting a Variance for the proposed plans, and that the criterion for a Variance requires soil, shape, and topography to be met. Member Ford states that part of the conditions in the Bylaw is that the proposed plans are not substantially more detrimental to the neighborhood, which he believes, given the current plans, that it would be substantially more detrimental to the neighborhood. Member Ford states that because it is a Variance, each Member sitting on the petition must vote in favor. Thus, the proposed plans would not pass as they are. Member Ford directly addresses Mr. Chan and says he should propose a home that meets the scope and scale of the rest of the neighborhood.

Chairman Karll states that he has no preference if Mr. Chan lives in the house or sells it. Member Burke states that he believes the lot is too small for the large house proposed. Member Burke states he didn’t like the outdoor attachments on the house and would prefer the third-floor balcony to be removed. Member Burke felt that the privacy of the neighbors be strongly considered. Member Burke continues to state that the lot and house should be in scale with the neighborhood, and to talk with the neighbors.

Chairman Karll states that the Board would Continue this for thirty (30) or sixty (60) days, so that Mr. Chan can speak more with his Architect, but a drainage plan and landscaping plan are required. Chairman Karll states Mr. Chan should revise his plot and architectural plans, and have the Architect call the abutters and neighbors. Chairman Karll states that the Zoning Board of Appeals’ opinion is an important one, not the only one, but worth considering and reflecting upon. Mr. Chan states that he understands the need for a catch basin.

Chairman Karll addresses Kim Seibert from 131 Jefferson Street and asks her to speak. Ms. Seibert states for Mr. Chan to speak with the neighbors, and that their opinions and input can be beneficial for Mr. Chan and the entire neighborhood. Chairman Karll suggests for the abutters and neighbors to have a community meeting discussing the matter. Chairman Karll addresses Ciaran Rynne from 32 Shepard Road and asks him to speak. Mr. Rynne inquires how a catch basin would help, and states that the rock face on his property will be affected by the heavy rain. Chairman Karll states a satisfactory catch basin would buffer any rainwater runoff from reaching 32 Shepard Road.

Chairman Karll asks how much time Mr. Chan would need to complete a revised plot plan, revised architectural plan, develop a landscaping plan, and obtain a stormwater permit with an appropriate drainage plan. Mr. Chan states that he would need to discuss further with his Architect. Chairman Karll states he would propose sixty (60) days for Mr. Chan to come up with the necessary plans. Chairman Karll instructs Mr. Chan to go to the Department of Planning and Community Development and sign the Letter of Mutual Agreement, Continuing the Matter for sixty (60) days, until May 22nd, 2023. Assistant Director Murphy states the revised plot plan, revised architectural plan, landscaping plan, stormwater permit, and drainage plan would need to be submitted for review to the Department of Planning and Community Development by

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May 8th, 2023. Chairman Karll states that if another month is needed, to communicate with Assistant Director Murphy or Zoning Planner Giordano.

Chairman Karll addresses Ciaran Rynne from 32 Shepard Road and asks him to speak. Mr. Rynne inquires if Chairman Karll and the Zoning Board of Appeals can authorize Mr. Chan to maintain and groundskeep the vacant lot to reduce the height of the overgrown grass. Chairman Karll states he cannot make Mr. Chan do that, as he does not have the authority, and it is not within his power as Chairman.

Chairman Karll closed the Public Comment portion of the Hearing. Chairman Karll opened the Public Hearing for Board Comment.

Chairman Karll stated they shall close the Public Hearing, with a Motion made by Member Ford and Seconded by Member Walker. All in Favor: S. Karll – Aye, M. Ford – Aye, T. Burke – Aye.

Chairman Karll stated they shall entertain a motion on this Application. Member Ford Motioned to Continue the Hearing until May 22nd, 2023, with the Oral Agreement of the Applicant, based on the requirement of a revised plot plan, revised architectural plan, landscaping plan, drainage plan, and stormwater permit submitted to the Department of Planning and Community Development by May 8th, 2023. Motion Seconded by Member Burke. All in Favor: S. Karll – Aye, M. Ford – Aye, T. Burke – Aye.

ADMINISTRATIVE ITEMS

Member Ford motioned to approve the meeting minutes of February 27th, 2023. The Motion was Seconded by Member McDonough. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye.

The Assistant Director for the Department of Planning and Community Development provides updates for the Board regarding the Town's Master Plan. The Assistant Director states the Master Plan Technical Working Sessions will be held on April 10th, 2023, and April 13th, 2023. The Monday, April 10th, 2023, Session will discuss economic growth, public facilities, natural resources, conservation, and sustainability. The Thursday, April 13th, 2023, Session will cover topics, such as: traffic, transportation, and housing.

The next meeting for the Master Plan Steering Committee is on Thursday, May 18, 2023, in Cahill Auditorium, Braintree Town Hall at 7:00 P.M. Assistant Director Murphy states the Master Plan Steering Committee will likely make a presentation at the April 24, 2023, Zoning Board of Appeals Meeting. Assistant Director stated Phase IV of the Master Plan would begin in the Summer 2023.

Member Ford made a Motion to close the meeting, Seconded by Member Richard McDonough. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye.

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Meeting Adjourned at 8:10 P.M.

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