



BOARD OF APPEAL UNDER THE ZONING BY - LAW BRAintree, MASSACHUSETTS

AGENDA

JANUARY 8, 2014

(Rescheduled from December 17th ZBA Hearing – canceled due to weather)

The following petitions will be heard by the Zoning Board of Appeal on Wednesday, January 8, 2014 at 7:00 P.M. at Town Hall, (Cahill Auditorium, first floor), One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing November 26, 2013.

OLD BUSINESS

#13-44 38 Myrtle Street

#13-48 71 Arborway Drive

#13-49 747 Granite Street (entire Granite Plaza is 695-787 Granite Street)

NEW PETITIONS

#13-52 **691 Washington Street**

Robert Gibson, One Honey Locust Lane, Sandwich, MA for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to install new deck for second means of egress to two units. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 691 Washington Street, Braintree, MA 02184 and is within a Residential C District Zone, as shown on Assessors Map 1015, Plot 53, and contains a land area of +/-18,493 sq. ft.

#13-53 **7-11 Independence Avenue**

Thomas Fitzgerald, 15 Park Street, Braintree, MA 02184, representing owner Scott Palmer, 11 Independence Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 705 to construct 36 residential units on five floors of residential living and below ground parking garage at 7-11 Independence Avenue in Braintree, MA The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 7-11 Independence Avenue, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 2068, Plot 18, 21, 22, and contains a land area of +/-26,779 sq. ft.

#13-54 **100 River Street**

Gary Gabriel, 10 Sheffield Drive, Braintree, MA 02184, representing owner, Life Resources, Inc., 66 Brooks Drive, Braintree, MA 02184 for relief from Bylaw requirements

under Chapter 135, Sections 135 – 403, 407, 701, 806 to remove existing building, square off foundation and construct a new building to be used as contractor bays. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 100 River Street, Braintree, MA 02184 and is within a Commercial District Zone, as shown on Assessors Map 2001, Plot 6, and contains a land area of +/-10,100 sq. ft.

OTHER BUSINESS:

Any other topics that the Chairman does not reasonably anticipate will be discussed.