



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
July 28, 2015

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, July 28, 2015 at 7:00 P.M. at Town Hall, (Johnson Memorial Chambers, 2nd Floor) One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing June 23, 2015.

OLD BUSINESS:

Petition #15-10 60-80 Campanelli Drive (Thayer Academy).

NEW PETITIONS:

Petition #15-15 1431 Washington Street

Patrick Stones, 156 Hayward Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, Sections 135-609 and Sections 135-608 to renovate existing house, add garage and second floor addition over existing building. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 1431 Washington Street, Braintree, MA 02184 and is within a Residential B Water Shed District Zone, as shown on Assessors Map 1049, plot 2D, and contains a land area of +/-0.282 acres.

Petition #15-16 Plymouth Road

William J. Cook, (owner) 12 Quashnet Woods Drive, Mashpee, MA 02649 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to establish lot 1055-0-99 as a buildable lot. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located on Plymouth Road, Braintree, MA 02184 and is within a Residential B Water Shed District Zone, as shown on Assessors Map 1055, Plot 99, and contains a land area of +/-7,114 sq. ft.

Petition #15-17 58 Francine Road

J. Edward Bulger, 20 Cain Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct 2nd floor addition over existing dwelling with 2 ft. 0 inch overhang front and rear. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 58 Francine Road, Braintree, MA 02184, and is within a Residential B District Zone, as shown on Assessors Map 2087, Plot 32, and contains a land area of +/-8,314 sq. ft.

Petition #15-18 89 Hancock Street

Robert M. Cusack, 86 Cochato Rd., Braintree, MA 02184, owner of 89 Hancock Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 705, 806 to change use of building by changing existing office space into four one-bedroom residential apartments. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 89 Hancock Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 1009, Plot 11, contains a land area of +/-18, 863 sq. ft.

Petition #15-19 205 Elm Street

Attorney Thomas Cavanagh, 15 Foster Street, Quincy, MA 02169, representing owner Riverwalk Development, LLC (Corain McGinn, Manager) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 705, 806 to convert existing lodge building into five unit structure with the construction of porches, decks & dormers, and to construct free standing four unit town house building and free standing three-unit town house style building. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 205 Elm Street, Braintree, MA 02184 and is within a Residential C District Zone, as shown on Assessors Map 2002, Plot 5, and contains a land area of +/-73,960 sq. ft.

Petition #15-20 29-39 Hayward Street

Brian McGourty/McGourty Realty LLC, 2 Garden Park, Braintree, MA 02184, owner of 29-39 Hayward Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to improve and alter a pre-existing non-conforming commercial garage into (3) residential garages to service units 9, 10 and 11. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 29-39 Hayward Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 3057, Plot 1, and contains a land area of +/-84,796 sq. ft.

OTHER BUSINESS:

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