



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

October 27, 2015

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, October 27, 2015 at 7:00 P.M. at Town Hall, (Johnson Memorial Chambers, 2<sup>nd</sup> Floor) One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **APPROVAL OF MINUTES:**

Acceptance of September 28, 2015 Zoning Board of Appeals hearing minutes

### **OLD BUSINESS:**

**Petition #14-33** 639 Washington Street (Bonnie Tan)

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

**Petition #15-23** 30 Barstow Drive (Annmarie Chase)

### **NEW PETITIONS:**

#### **Petition #15-27 33 Hillside Avenue**

Joe Ryan, 215 West Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for a second story addition. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 33 Hillside Avenue, Braintree, MA 02184 and is within a Residential C District Zone, as shown on Assessors Map 3050, Plot 98, and contains a land area of +/-15,750 sq. ft.

#### **Petition #15-28 67 Francine Road**

Florian Sulce, 67 Francine Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a 2<sup>nd</sup> floor (876 sq. ft.) and 3<sup>rd</sup> floor addition (427 sq. ft.). The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located 67 Francine Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2088, Plot 35, and contains a land area of +/- 8,450.64 sq. ft.

**Petition #15-29 56 Birch Street**

Kevin Arthur, 56 Birch Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701 to construct addition of +/- 1,250 sq. ft. to existing single family dwelling. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 56 Birch Street, Braintree, MA 02184 and is within a Residential A District Zone, as shown on Assessors Map 1110, Plot 09, and contains a land area of +/- 15,890 sq. ft.

**Petition #15-30 11 Cain Avenue**

John and Sheila Tanguay, 11 Cain Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 construct an 18 ft. x 36 ft. in-ground swimming pool. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 11 Cain Avenue, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1081, Plot 45, and contains a land area of +/- 8,677 sq. ft.

**Petition #15-31 32 Judson Street**

William and Kathleen Connolly, 32 Judson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct an approximately 10ft. x 15ft. deck. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 32 Judson Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2036, Plot 36, and contains a land area of +/- 5,509 sq. ft.

**Petition #15-32 40 Wellington Street**

Richard Vera Design & Construction, Inc., 1033 Liberty Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a front farmers porch, rear decks, side deck and second floor addition. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 40 Wellington Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3053, Plot 46, and contains a land area of +/- 10,019 sq. ft.

**Petition #15-34 250 Granite Street**

Back Bay Sign, 65 Industrial Way, Wilmington, MA 01877 (owner, Braintree Property Associates) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 904 to install two Red Robin wall signs totaling 123.64 sq. ft. at the South Shore Plaza. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2089, Plot 22, and contains a land area of +/-111.67 acres.

**Petition #15-35 7 Sheraton Avenue & 0 Priscilla Avenue**

Mass Property Holdings, LLC, 536 North Main Street, Randolph, MA 02368 (owner, Clark Cameron) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701, to subdivide, for zoning purposes due to adjacent properties under common ownership, 7 Sheraton Avenue into two separate lots and construct a single family dwelling at 0 Priscilla Avenue. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 7 Sheraton Avenue, Braintree,

MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1079, Plot 29 (7 Sheraton Avenue) and Assessors Map 1079, Plot 28 (0 Priscilla Avenue), and contains a land area of +/- 17,865 sq. ft.

**Petition #15-36 14-16 Jersey Avenue**

14 Jersey Avenue, LLC, 65 Reservoir Road, Quincy, MA 02169 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, to demolish existing two-family dwelling and erect new two-story, two-family dwelling. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 14-16 Jersey Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2004, Plot 24, and contains a land area of +/- 8,125 sq. ft.

**Petition #15-37 64 Howie Road**

Laurie and Robert Melchionds, 64 Howie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, to construct a new 22ft. x 24ft. garage and 6ft. x 36.8ft. front porch. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 64 Howie Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2061, Plot 40, and contains a land area of +/- 17,105 sq. ft.

**Petition #15-38 89 Norfolk Road**

Joanne Cardello, 89 Norfolk Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, to construct a new 28ft. x 26ft. two-car garage. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood, the public welfare and convenience will be served, and status of the neighborhood improved. The property is located at 89 Norfolk Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3029, Plot 1J, and contains a land area of +/- 12,700 sq. ft.

**Petition #15-39 87 Trefton Drive**

Thomas and Christine Canavan, 87 Trefton Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, to demolish single family dwelling due to fire and construct new single family dwelling. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 87 Trefton Drive, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3039, Plot 11, and contains a land area of +/- 6,011.28 sq. ft.

**OTHER BUSINESS:**

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