



Erin V. Joyce
Mayor

Department of Planning and Community Development

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Town of Braintree

Grading Regulations Information

Section 135-1201 of the Braintree Zoning Bylaw

PLEASE TAKE NOTICE

While it is standard for grading to occur while constructing additions, pools and patios, The Town of Braintree has specific Zoning Bylaws in regards to the extent of grading that is allowed under a Building Permit. Under Section 135-1201(8)(2) of the Braintree Zoning Bylaw, the following grading activity is allowed:

- Cuts or fills of less than two feet in depth at the deepest points measured from existing grade.
 - Imports or exports less than 150 Cubic Yards of material.
 - Cumulatively disturbs less than 5,000 Square Feet of area.
 - Does not obstruct a drainage course.
 - Does not create unstable slopes.

Any grading activity that exceeds these parameters can only be authorized by the Planning Board through the issuance of a Grading Permit pursuant to Section 135-1201(8)(3) of the Braintree Zoning Bylaw.

Any proposed grading under a Building Permit must be shown on a survey plan.

The Department of Planning and Community Developments recommends that property owners and contractors consult with Staff Members prior to embarking on any grading activity. Failure to adhere to the Grading Standards as mentioned above may result in work being stopped and only resuming when the Planning Board issues a Grading Permit.

Any questions please contact the Department of Planning and Community Development.

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