



TOWN OF BRAINTREE—MAYOR CHARLES C. KOKOROS

LIBERTY/GROVE PROPERTY INFORMATION FLYER

PENDING APPLICATION: In March 2020 a Comprehensive Permit Application for a 96 Rental Unit development, known as Highlands Village, was filed with the Town of Braintree's Zoning Board of Appeals. The Comprehensive Permit is proposed on the lots located at 357 Grove, 365 Grove and 1006 Liberty Street.



The Aerial View Map shown to the left depicts the proposed Comprehensive Permit Development Layout. As you can see from the map, this proposed Comprehensive Permit will occupy most of the 3.36 acre property with the exception of the wetland area in the middle of the site. This redevelopment will require substantial tree removal and leaves little to no Mature Vegetative Buffer for the abutting residential homes.

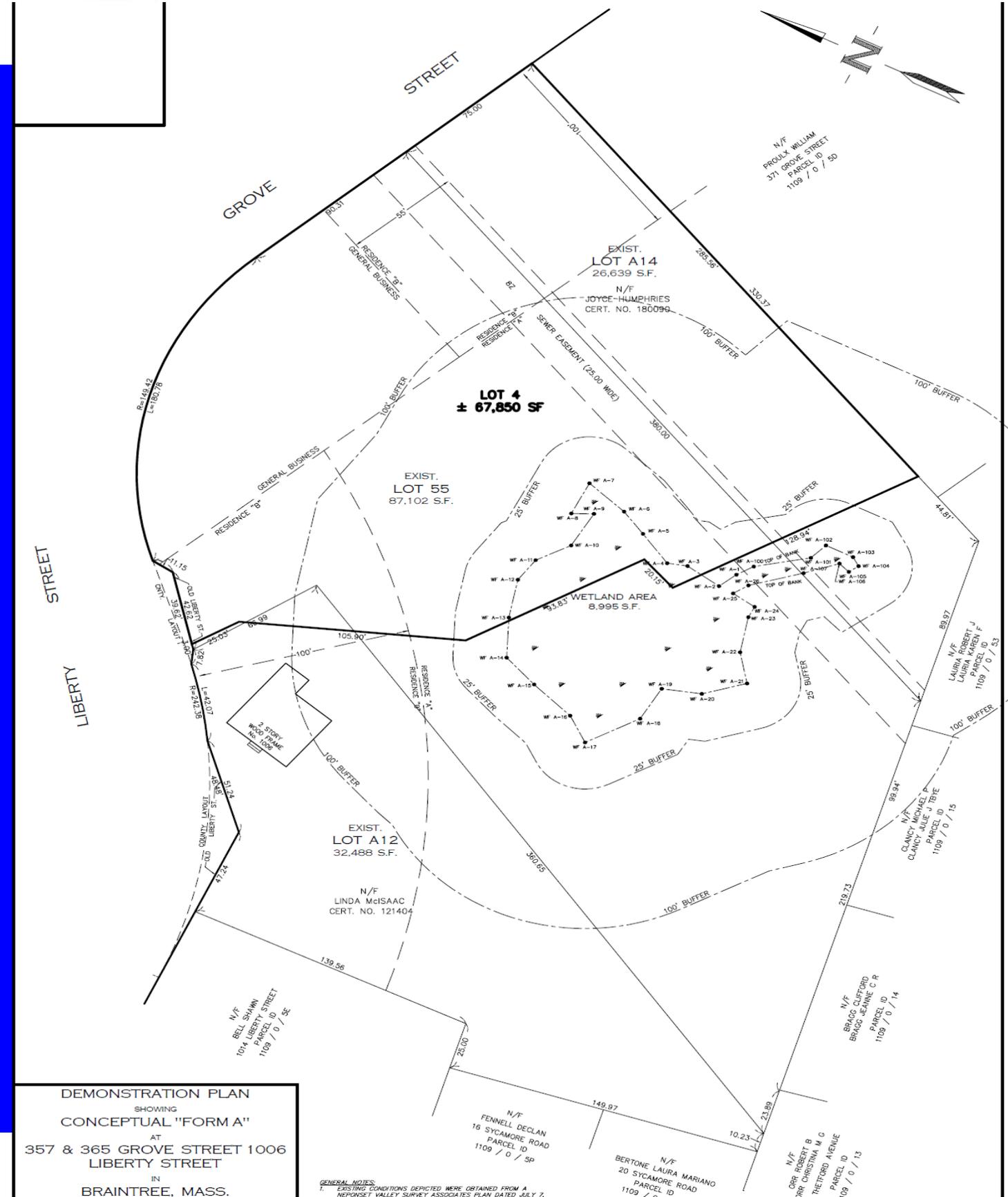
Several residents have voiced strong opposition and concern relative to this Comprehensive Permit Application and the Mayor's Office shares these concerns.

As a result, the Town has been working diligently on a strategy that includes several Town Government Actions that will result in:

1. The Comprehensive Permit Application being withdrawn by the Applicant.
2. The Preservation of the existing dwelling (Constructed 1693) and more than ½ of the property in its current vegetated state.
3. A portion of the Property being redeveloped in a responsible manner subject to local controls and zoning, that is appropriate in use, scale and character for the location.



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DEMONSTRATION PLAN
 SHOWING
CONCEPTUAL "FORM A"
 AT
 357 & 365 GROVE STREET 1006
 LIBERTY STREET
 IN
 BRAintree, MASS.

GENERAL NOTES:
 1. EXISTING CONDITIONS DEPICTED WERE OBTAINED FROM A
 NEPONSET VALLEY SURVEY ASSOCIATES PLAN DATED JULY 7.



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PROPOSED STRATEGY and TOWN GOVERNMENT ACTIONS

1. Submit Application to the Town Council by June 24, 2020 to Rezone portions of the properties to General Business. The resulting General Business Zoned Lot will be 1.56 Acres and will be developed for a Retail Use by Liberty Grove LLC.
2. Submit Application to the Community Preservation Committee by July 17, 2020 to request funding for the purchase of the remaining 1.8 Acres including the single family dwelling at 1006 Liberty Street that was constructed in 1693. The potential CPA uses would be Open Space, Historic Preservation and Affordable Housing.
3. Liberty Grove LLC withdraws the pending Comprehensive Permit.

WANT TO LEARN MORE?

Please join us for an Information Session via ZOOM

@ 6:30PM on Tuesday - June 23, 2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87619697613>

Or Telephone:

Dial: +1 301 715 8592 Webinar ID: 876 1969 7613

FOR MORE INFORMATION PLEASE CONTACT:

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