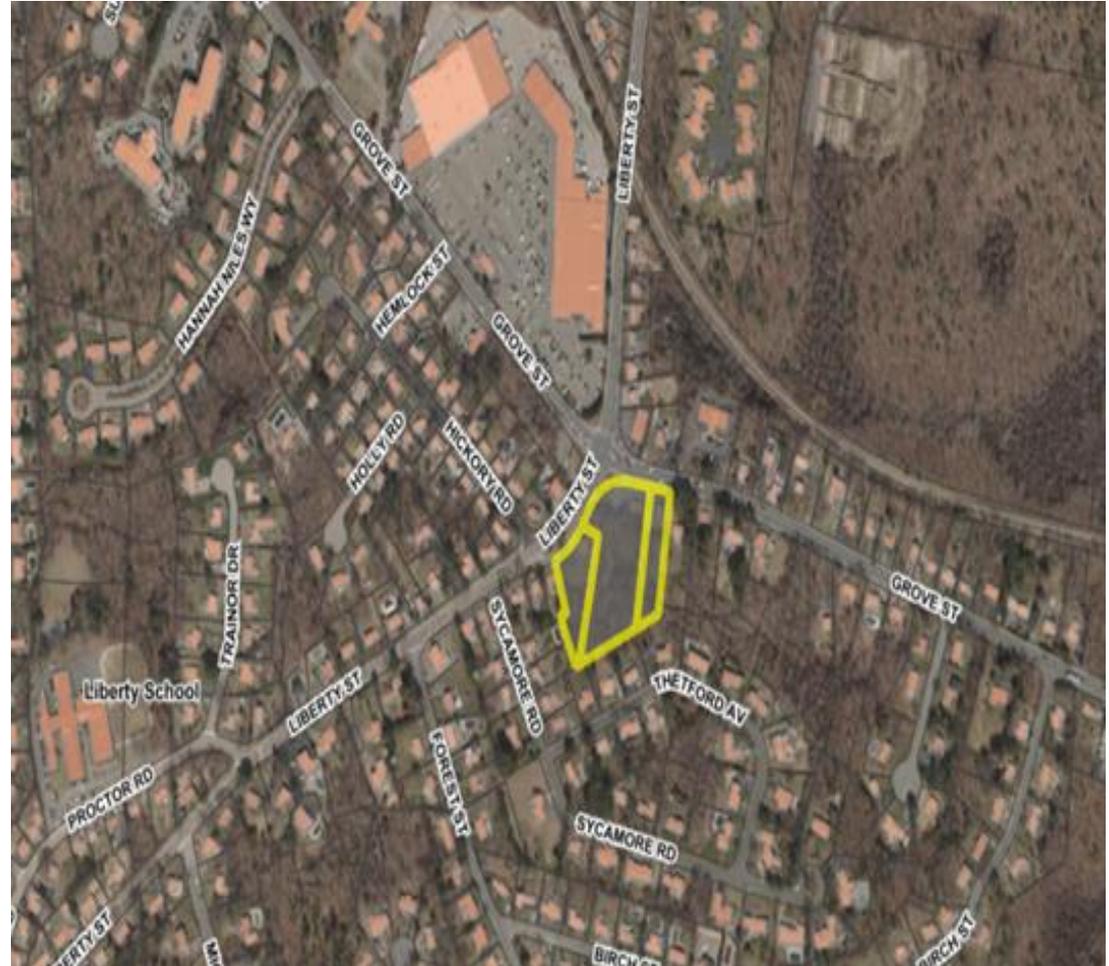


LIBERTY/GROVE INFORMATION SESSION

Tuesday
June 23, 2020
6:30PM



ZOOM PARTICIPANTS THIS EVENING

ADMINISTRATION

Mayor Charles C. Kokoros

Nicole Taub, Town Solicitor/Chief of Staff

John Goldrosen, Assistant Town Solicitor

PLANNING AND COMMUNITY DEVELOPMENT

Christine Stickney, Director Planning & Community Development

Melissa SantucciRozzi, Assistant Director Planning & Community Development

Connor R. Murphy, Zoning Planner Planning and Community Development

FOR THE PROPERTY OWNER/LIBERTY GROVE LLC

Attorney Michael Modestino

TONIGHT'S AGENDA

1. Welcome and Opening Remarks by Mayor Kokoros
2. Location and Use of the Property
3. Current Zoning
4. Previous Proposals and Pending 40B Application
5. Proposed Rezone
6. Proposed Community Preservation Act Purchase
7. Future Development Permitting Required
8. How to Stay Involved
9. Questions and Answers

LOCATION AND USE OF THE PROPERTY

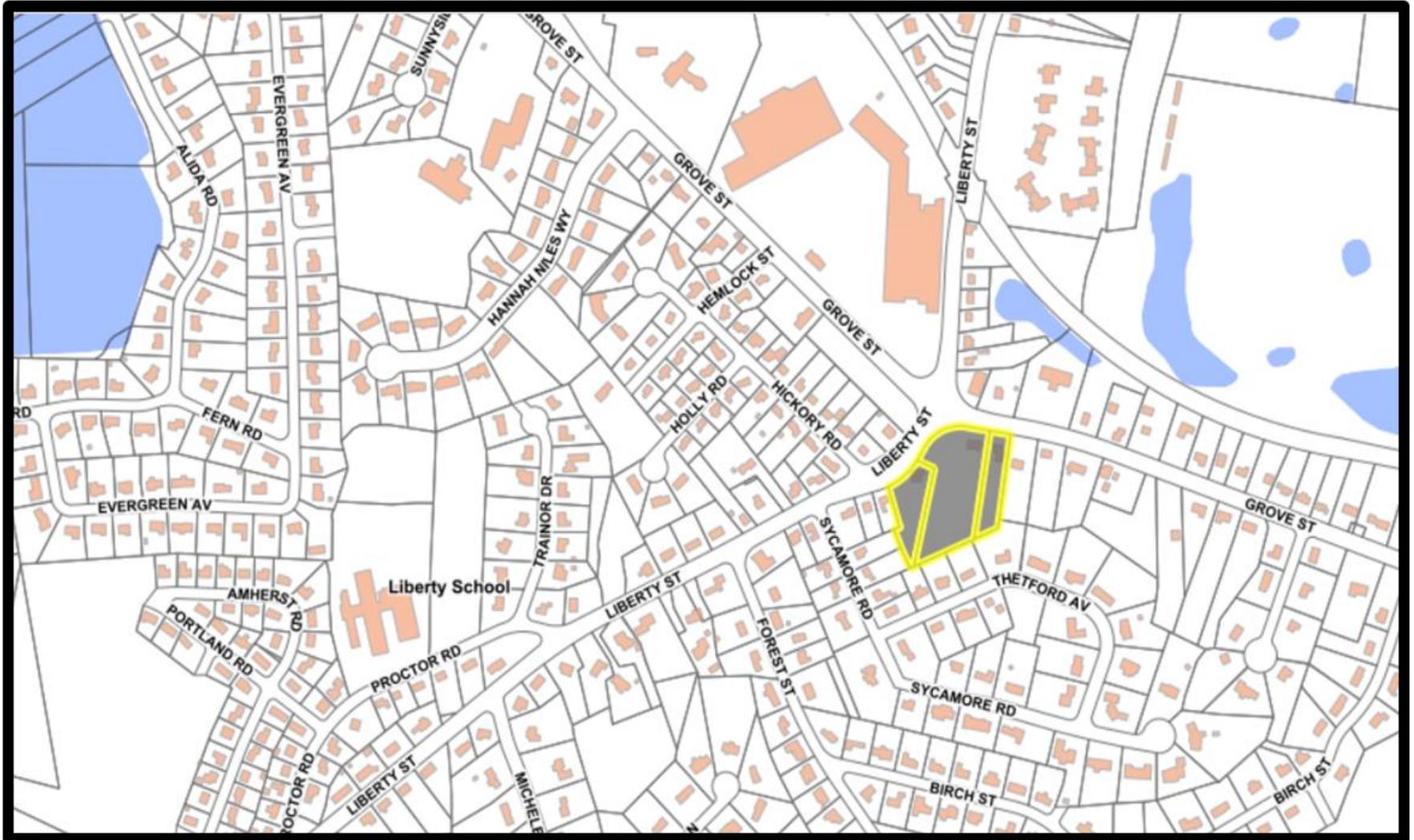
1006 Liberty Street Map and Plot 1109/6A 32,488 Sq. Ft.
Single Family Dwelling
Built in 1693

357 Grove Street Map and Plot 1109/6 87,102 Sq. Ft.
Closed/ Sunoco Gas and Repair Station
Built in 1950

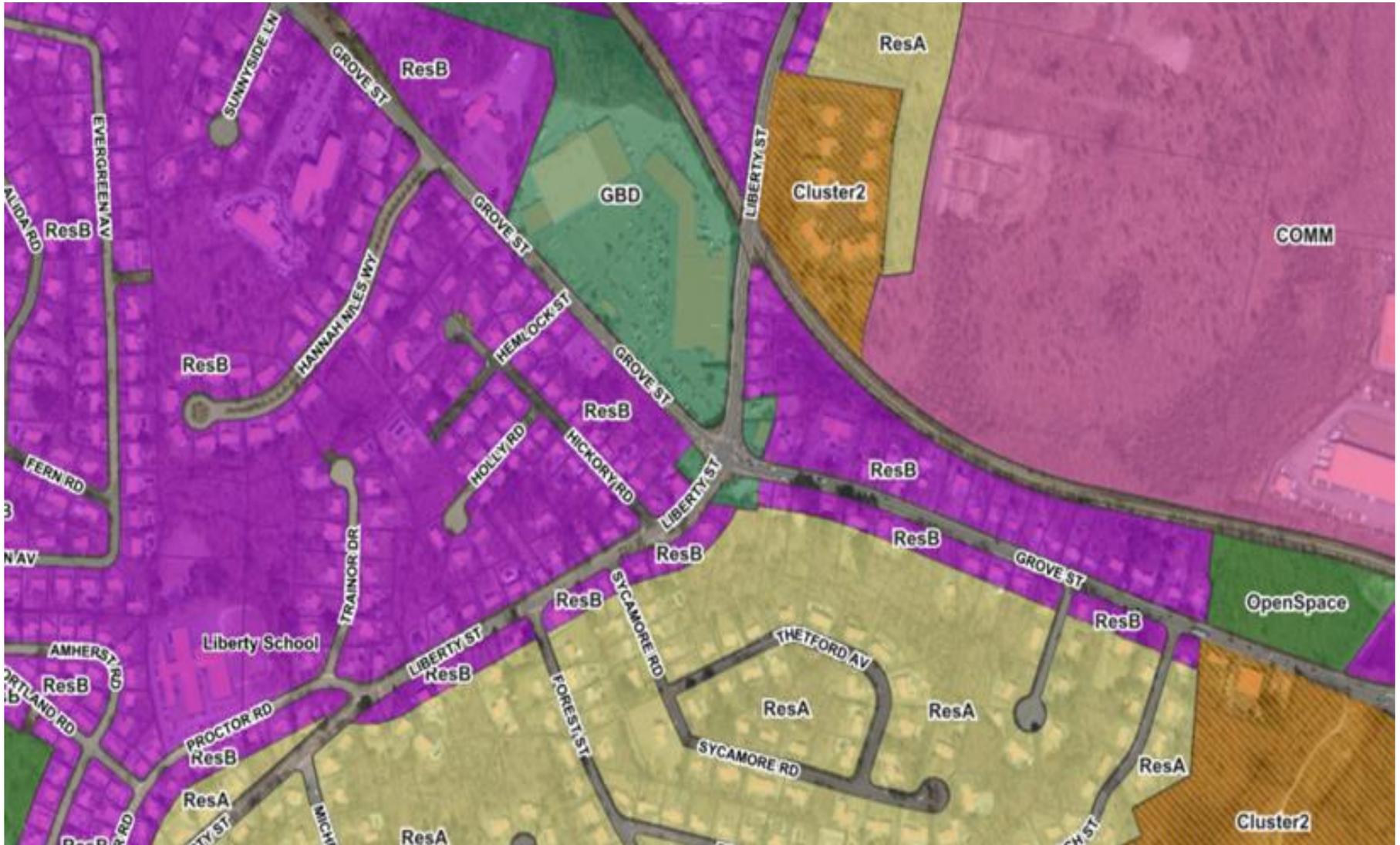
365 Grove Street Map and Plot 1109/6B 26,639 Sq. Ft
Single Family Dwelling
Built in 1948

TOTAL AREA: 3.36 Acres

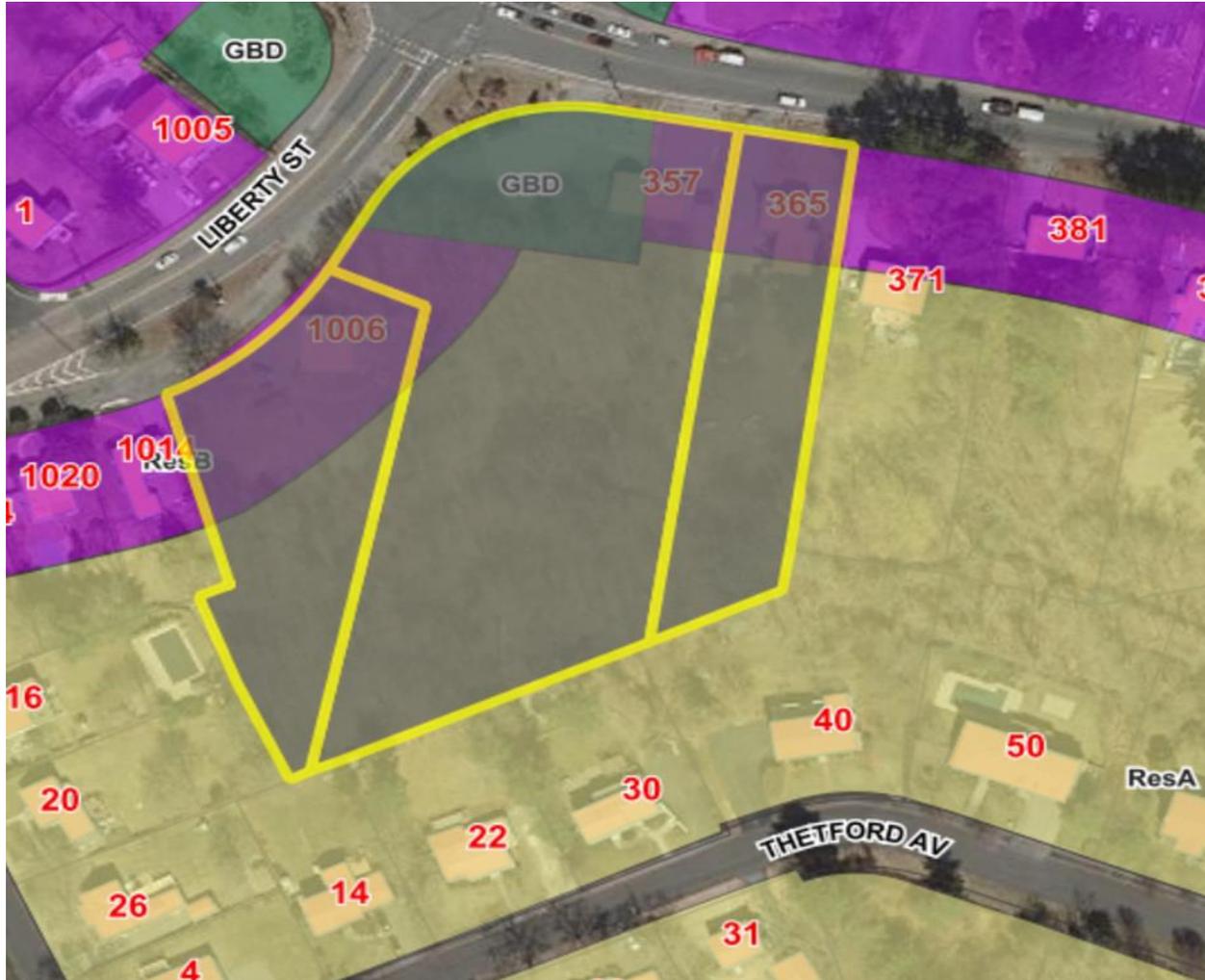
LOCUS MAP



CURRENT ZONING



CURRENT ZONING



PREVIOUS AND PENDING **DEVELOPMENT PROPOSALS**

Sunoco Gas Station Closed in 2013

Interest to Date:

**Bank with Drive Thru Service
Bagel/Coffee Shop
Age Restricted (55+) Housing
Gas Station with Convenience Store
Childcare Facility
Pharmacy with Drive Thru Service
Assisted Living Facility w/ Memory Care Unit**

Currently Pending:

**Comprehensive Permit/40B (Filed in March)
Highlands Village MH ID No. 1053
96 Residential Units – Rental
4 Story – 63 Feet in Height
95,000 Sq. Ft. Building Total Square Footage**

PROPOSED 40B SITE LAYOUT



TOWN GOVERNMENT ACTIONS **AND TIMELINE**

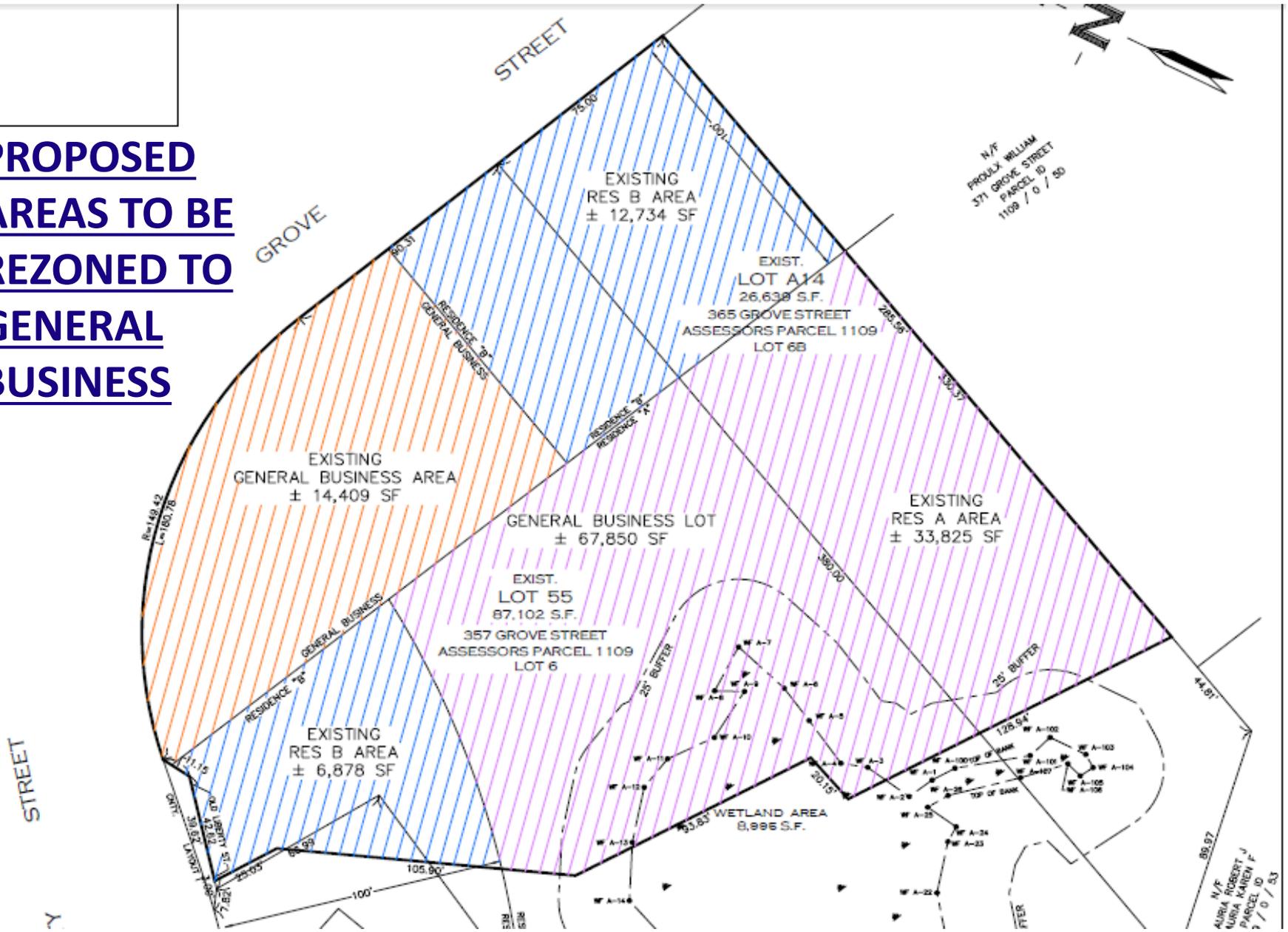
BY: June 24, 2020

Joint Application (Mayor and Property Owner) submitted to the Town Council to Rezone portions of the properties at 1006 Liberty Street, 357 Grove Street and 365 Grove Street from Residence A and B to General Business.

BY: July 17, 2020

Application to the Community Preservation Committee to purchase portions of the properties at 1006 Liberty Street, 357 Grove Street and 365 Grove Street.

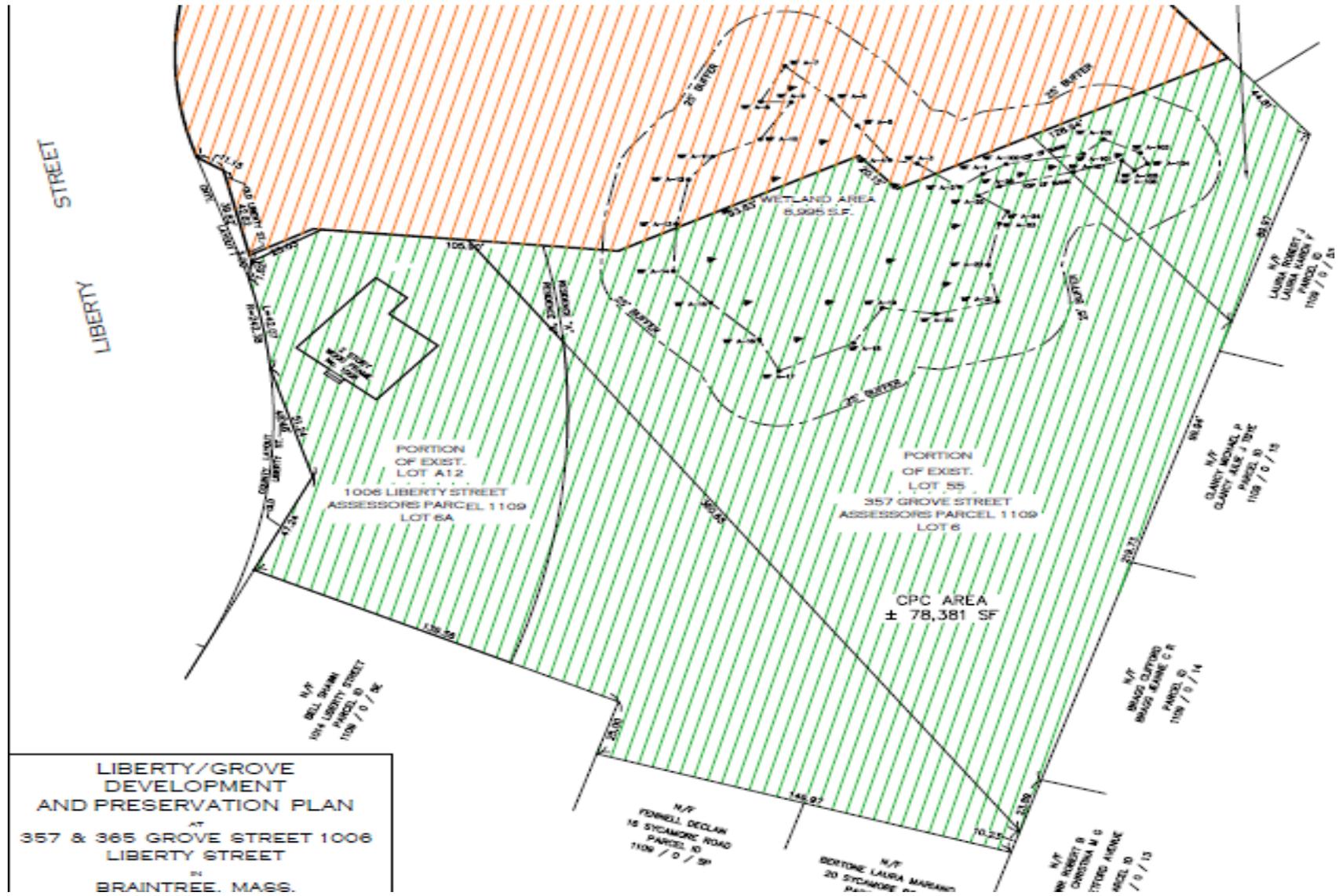
PROPOSED
AREAS TO BE
REZONED TO
GENERAL
BUSINESS



REZONE PROCESS

- 1. File Rezone Application with the Town Council by June 24, 2020**
- 2. Town Council transmits the Application to the Planning Board to hold a Public Hearing on a recommendation to the Town Council**
- 3. Planning Board Public Hearing July 14, 2020**
- 4. Planning Board transmits recommendation to the Town Council**
- 5. Town Council Sub-Committee Meeting July or August 2020 (Suggested)**
- 6. Town Council Public Hearing August 2020 (Suggested)**

COMMUNITY PRESERVATION PURCHASE AREA



**LIBERTY/GROVE
DEVELOPMENT
AND PRESERVATION PLAN**
AT
**357 & 365 GROVE STREET 1006
LIBERTY STREET**
IN
BRAINTREE, MASS.

COMMUNITY PRESERVATION

PURCHASE PROCESS

- 1. Complete Property Appraisal (Currently Underway)**
- 2. Negotiate Purchase Price with Property Owner**
- 3. File Application with the Community Preservation Committee by July 17, 2020 for an Unrestricted Purchase. (Open Space, Historical Preservation and Affordable Housing)**
- 4. Community Preservation Committee Meeting to discuss purchase and provide recommendation to the Town Council on the CPC Appropriation.**
- 5. Community Preservation Committee provides recommendation to the Town Council**
- 6. Town Council Sub-Committee Meeting July or August 2020 (Suggested)**
- 7. Town Council Public Hearing August 2020 (Suggested)**

IF THESE LOCAL GOVERNMENT ACTIONS ARE SUCCESSFUL....

The Local Government Actions that are being discussed this evening are related to the REZONING and the COMMUNITY PRESERVATION PURCHASE.

If these Local Government Actions are successful the Applicant will submit a request to the Braintree Zoning Board of Appeals to WITHDRAW the pending Comprehensive Permit (40B) Application.

FUTURE DEVELOPMENT

PERMITTING REQUIRED

Prior to the Construction of any retail development on the Rezoned Portion (Development Lot), the Applicant at a minimum will be subject to:

- 1. Braintree Planning Board – Chapter 41 Subdivision Control Law and Braintree Rules and Regulation for Subdivisions – Approval Not Required to Create the Development Lot and the CPC Purchase Lot.**
- 2. Braintree Planning Board - Chapter 40A State Zoning and the Braintree Zoning Bylaw Chapter 135 .**
- 3. Conservation Commission Permitting as Required by the Wetlands Protection Act and Regulations (310 CMR 10.00) and Braintree Wetland Bylaw and Regulations.**
- 4. All other requirements: Federal (EPA), State (MEPA) and Local (DPW and Building).**

TO STAY INVOLVED

- 1. Check the Town Website for upcoming information related to the Planning Board, Conservation Commission, Town Council and Community Preservation Committee Meetings.**
- 2. Attend the upcoming Meetings and Public Hearings to provide your Opinions and ask Additional Questions.**
- 3. Brainstorm and Collaborate about the potential long term use of the Community Preservation Purchase and how additional CPA Funds can be used to achieve the vision that the residents of Braintree have for that land and structure.**
- 4. For Questions please email msantucci@braintreema.gov
The Town will do its best job circulating questions to the correct Department or Board and getting accurate timely information to Residents.**