



**Mayor
Erin V. Joyce**

Department of Planning and Community Development

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ZONING BOARD of APPEALS

Steven Karll, Chair
Michael Ford, Member
Richard McDonough, Member
Gary Walker, Alternate
Tim Burke, Alternate

**Zoning Board of Appeals Agenda
Monday, January 22, 2024
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

OLD BUSINESS

**Petition #23-20
26 Brewster Avenue**

Timothy & Eryn Hemmert; James & Carol Lochiatto; Amy & Rachel Wallace; and Edith McGinn, Applicants, pursuant to MGL Chapter 40A, Sections 8 & 15, and Braintree Zoning Ordinance Chapters 135-102, 135-202, 135-201, 135-603, 135-609 and 135-1201 filed an Appeal of the Building Inspector's May 22, 2023 response to a May 22, 2023 request for Enforcement of Zoning Violations. The property is located at 26 Brewster Avenue and is zoned Residence B Watershed, shown on Assessors' Map 1078 Lots 20 and 57 with a combined land area of 21,562 Sq. Ft.

NEW BUSINESS 7:00 PM

**Petition #24-01
66 Amherst Road**

Charlie Phillips, C & M Homes, LLC, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to chapters 135-403, 135-701 and 135-707, to construct a single story addition to the Non-Conforming Single-Family Dwelling. The Applicant seeks a Finding as the proposed addition will have a Rear Yard Setback 25.6 Feet where 20 Feet is existing and 30 Feet is required. The property is located at 66 Amherst Road, zoned Residence B as shown on Assessors' Plan 1098 Lot 39 with a total lot area of 9,200 Square Feet.

**Petition #24-02
15 Aspinwall Road**

Robert Egan, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to chapters 135-403, 135-609, and 135-701, to construct a second story addition to the Pre-Existing Non-Conforming Single-Family Dwelling. The Applicant seeks a Finding to construct the addition with a Side Yard Setback of 8.7 Feet, where 6.2 Feet is existing and 10 Feet is required. The property is located at 15 Aspinwall Road, zoned Residence B and within the Watershed Protection Overlay District as shown on Assessors' Plan 1095 Lot 5 with a total lot area of 11,300 Square Feet.

Petition #24-03
1515 Washington Street

Patrick Campbell, Applicant for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-407, 135-609 and 135-806 to operate Commercial Recreation (Dance Studio) at the site. The Applicant seeks a Variance for the required amount of off-street parking spaces as the Indoor Commercial Recreation use will increase the parking requirement to 342 Spaces. The Property is located at 1515 Washington Street, Zoned Highway Business District and located within the Watershed Protection Overlay District as shown on Assessors Map 1053 Lot 12I with a land area of 13.98 Acres.

Petition #24-04
27 Bushnell Terrace

Phillip Baker, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to 135-403, 135-407, 135-701, 135-701 Notes (4) and 135-707 to construct a two-story addition, with covered porch, to the Pre-Existing Non-Conforming Single Family Dwelling and an in ground pool. The Applicant seeks Findings for the proposed Two-Story addition as the proposed Front Yard Setback is 11.6 Feet where 18 Feet is existing (20 Feet required); and for the proposed Rear Yard Setback of 16.8 Feet, where 6.5 Feet is existing (30 Feet required). The Applicant seeks Variances for the proposed pool as 6 Feet is proposed for both the Rear Yard Setback and Side Yard Setback (10 Feet Required). The property is located at 27 Bushnell Terrace, zoned Residence B as shown on Assessors' Plan 2062 Lot 52 with a total lot area of 5,219 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: October 23, 2023, November 27, 2023 and December 18, 2023.

The Full Applications may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1060/Current-Applications>.

****Reasonable accommodations will be provided for persons with disabilities. To request accommodations, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.****