



**Mayor
Charles C. Kokoros**

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, May 22, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

OLD BUSINESS

**Petition #23-09
126 Jefferson Street**

Yiu Hung Chan, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to build a single-family dwelling on an undersized lot, deficient in width. The Applicant seeks a Variance for lot width of 78.36 Ft. where 100 Ft. is required and for lot area of 9,026 Sq. Ft. where 15,000 Sq. Ft. is required to construct a 3-story single family dwelling (4,253 Sq. Ft. living Area) with attached garage in the rear of the dwelling. The property is located at 126 Jefferson St. is zoned Residence B, on Assessors Map 1045 Lot 21 with a lot area of 9,026 Square Feet.

NEW BUSINESS 7:00 PM

**Petition #23-14
80 Canavan Drive**

David P. Osis Jr. and Deborah A. Osis, Applicants, pursuant to MGL Chapter 40A, Sections 8 & 15, and Braintree Zoning Ordinance Chapters 135-102, 135-202 and 135-603 filed an Appeal of the Building Inspector's March 9, 2023 response to a February 6, 2023 request for Enforcement of Zoning and Building Permit Violations. The property is located at 80 Canavan Drive and is zoned Residence A Watershed, shown on Assessors' Map 1102 Lot 11 with a total lot area of 26,519 Sq. Ft.

**Petition #23-16
703 Granite Street**

New CC Sign Inc. - Ricky Zeng, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-407 and 135-904.2 to erect a second wall sign for a Restaurant. A variance is required for the erection of more than one wall sign and wall sign area in the Highway Business Zone. The property is located at 695-787 Granite Street in Granite Plaza (Tenant Space 703) is zoned Highway Business Watershed, shown on Assessors' Map 2048 Lot 32 and Map 1032 Lots 1, 1G, 1H, 1I, 1L and 2H with a total lot area of 18 +/- Acres.

Petition #23-17
9/11 Union Place

Town of Braintree Central Stations c/o Chief James O'Brien, Applicant, for relief from Bylaw Requirements under Chapters 135-403, 135-407, 135-701 and 135-808, to demolish a portion of the existing building and construct a 1,370 Square Foot Two Story Addition. The Applicant seeks Variances for: Front Yard Setback to Union Street as 16.5 Feet is proposed, and Front Yard Setback to Tenney Road as 2.16 Feet is proposed, 100 Feet is required; Building Height of 31.7 Feet is proposed, 20 Feet allowed; Building Coverage as 21.3% is proposed and 10% is allowed; Lot Coverage as 66.61% is proposed and 20% is allowed; Open Space as 33.38% is proposed and 80% is allowed. The Applicant seeks a finding to alter the Non-Conforming Parking Layout. The property is located at 9/11 Union Place, is zoned Open Space Conservancy as shown on Assessors Map 1005 Lots 29 & 7A with a total land area of 37,064 Sq. Ft.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: April 24, 2023.

Master Plan:

- Master Plan Steering Committee Roadshow Presentation
- Next Master Plan Steering Committee Meeting: June 15th, 2023 at 7:00 PM in Cahill Auditorium at Town Hall.

For More Information and to Follow the Progress of the Braintree Master Plan visit

<https://tinyurl.com/braintreemasterplan>

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.****