



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, July 24, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM

OLD BUSINESS

Petition #23-18
22 Francine Road

Andy Huang, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-403, 135-701 and 135-707 to demolish the existing single family dwelling and construct a 3 Story single family dwelling with a 2,121 +/- Square Foot footprint. The Applicant seeks a Finding as the existing lot is 10,133 Square Feet and 15,000 Square Feet is required. The property is located at 22 Francine Road is zoned Residence B, shown on Assessors' Map 2087 Lot 56 with a total lot area of 10,133 Square Feet.

NEW BUSINESS 7:00 PM

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.

Petition #23-21
116 Lundquist Drive

Atlantic Oliver 116 Lundquist Drive, LLC, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-403, 135-407, 135-609, 135-701 and 135-707 to reconfigure the rear of the site with improvements to the sites parking, stormwater management system and landscaping. The Applicant seeks Variances as the proposed Lot Coverage is 74% where only 60% is allowed; and the proposed Open Space of 26% where 40% is required. The property is located at 116 Lundquist Drive is zoned Commercial and within the Watershed Protection Overlay District, shown on Assessors' Map 1032 Lot 5B with a total lot area of 4.54 Acres.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: June 26, 2023.

Master Plan:

- Next Master Plan Steering Committee Meeting: August 17th, 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.****