



**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, September 18, 2023 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 #23-26 50 Rocsam Park Road

Cerboarbo Ironworks LLC, Applicant, for relief from Bylaw Requirements under chapters 135-407, 135-609 and 135-701 to extend the paved area on site. The Applicant seeks Variances to increase the Lot Coverage from 79.5% to 91.1% where 60% Max Lot Coverage is allowed and decrease the Open Space from 20.5% to 8.9% where 40% Minimum Required. The property is located at 50 Rocsam Park Road (45 Johnson Lane), Braintree, and is zoned Commercial within the Watershed Protection Overlay District as shown on Assessors Map 1059 Plot 3D with a land area of 50,059 Square Feet.

ADMINISTRATIVE ITEMS

Request for Extension: Petition #22-42, 125 Union Street, Torrington Properties, INC., Applicant.

Approval of Meeting Minutes: July 24, 2023 and August 28, 2023

Master Plan: Next Master Plan Steering Committee Meeting: September 21st, 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.****