



**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, October 23, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

OLD BUSINESS

Petition #23-20

26 Brewster Avenue

(This Matter Will Be Continued Without Testimony)

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 #23-27

75 Columbus Ave

Vung Tran, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-407, and 135-701 to construct a Single Family Dwelling on an undersized lot. The Applicant seeks Variances for the following: Front Yard Setback of 15 Feet, 20 Feet required; Side Yard Setback of 6.2 Feet, 10 Feet Required; Lot Area of 5,000 Square Feet, 15,000 Square Feet Required; Lot Width of 50 Feet, 100 Feet Required. The property is located at 75 Columbus Avenue is zoned Residence B, shown on Assessors' Plan 1027 Lot 52 with a total lot area of 5,000 Square Feet.

Petition #23-28

99-107 Hancock Street

Douglas A. Troyer Esq, Applicant, for relief from Bylaw Requirements under Chapters 135-306, 135-407, 135-701 and 135-705 to construct a 3 to 4 Story, 31-Unit multi-family residential building on a 50,857 Sq. Ft. development site. The residential building and site will not comply with the open space requirements and unit space requirements pursuant to 135-705 or the maximum number of stories pursuant to 135-701. The Applicant seeks variances to deviate from these requirements. The property at 107 Hancock Street is 44,050 Sq. Ft., is zoned General Business and is shown on Assessors Plan 1009 and Plot 68. The property at 99 Hancock Street is 6,807 Sq. Ft., is zoned General Business and Residence B(See 135-306) and is shown on Assessors Plan 1009 as Plot 64.

Petition #23-29
126 Beechwood Road

Myxuan Xa, Applicant, for relief from Bylaw Requirements under Chapters 135-407 and 135-701 to construct a Single Family Dwelling on an undersized lot. The Applicant seeks Variances for the following: Side Yard Setback of 7.5 Feet, 10 Feet Required; Lot Area of 5,685 Square Feet, 15,000 Square Feet Required; Lot Width of 50 Feet, 100 Feet Required. The property is located at 126 Beechwood Road, zoned Residence B as shown on Assessors Plan 3038 Plot 68 with a land area of 5,685 Sq. Ft.

ADMINISTRATIVE ITEMS

Request for Amendment: Petition #23-13 – 80 Sycamore Road. Requested by: MKE Development Corp.

Approval of Meeting Minutes: August 28, 2023 and September 18, 2023

Master Plan: Next Master Plan Steering Committee Meeting: November 14th, 2023 at 7:00 PM in Cahill Auditorium at Town Hall.

MBTA Communities: Planning Board Meeting on November 28, 2023 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.****