

# Department of Planning and Community Development

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Joseph C. Sullivan  
Mayor

## PLANNING BOARD

Robert Harnais, Chair  
Joseph Reynolds, Vice Chair  
James Eng, Clerk  
Darryl Mikami, Member  
Michelle Lauria, Member

# APPROVED

Braintree Planning Board  
November 16, 2010  
Town Hall

### Present:

Robert Harnais, Chair  
Joseph Reynolds, Vice Chair  
James Eng, Clerk  
Darryl Mikami  
Michelle Lauria

Christine Stickney, Director  
Melissa Santucci, Principal Planner

The Chair called the meeting to order at 7:05 P.M. and called the roll: Ms. Lauria, Mr. Mikami, Mr. Eng, Mr. Reynolds, Mr. Harnais all present.

### **New Business/Old Business**

Request for Relief from Bylaw Requirements under Chapter 135, Article 4, Sections 135-403, 407, Chapter 135, Article 7, Section 701  
#10-36

Applicant Joan Piasecki, of 446 Liberty Street, Braintree, MA 02184 was present to request relief from above Zoning Bylaw requirements to (1) legalize existing pool, (2) legalize existing back deck, (3) add front porch (8'x30'), (4) add pool deck.

Ms. Piasecki addressed the board regarding these issues. Regarding the new 'Farmer's Porch', Ms. Piasecki noted both aesthetics and functionality. In her statement not only would the addition of this porch enhance the overall curb appeal of the property (she noted neighbors having similar property enhancements) but also the functionality of the property. Having children, Ms. Piasecki stated that snow build up in the winter in the front of the property made access to the front door difficult, as this is the direct route to the dwelling. The applicant also noted the social aspect of having a front porch that would be added to the property.

In regards to the new pool deck, Ms. Piasecki feels that this also would make the property look nicer as it would give it a more finished appearance. She made note of the fact that neighbors have signed a paper stating that they have no objections to this new deck.

The Chair responded that although the neighbors had signed a statement claiming no objections to the proposed deck addition, the board could only make a recommendation and did not have the final authority to said relief from the Bylaw requirement.

Ms. Lauria brought up the issues of the pool and the deck that had been put in with out the proper permits, to which the applicant responded that was the case, which she had been unaware of at the

time and that was why she was applying to make these legal at this time. Ms. Lauria also questioned if the applicant had gotten recommendations for reducing the width of the farmer's porch to meet requirement for the front yard setback and if there was a reason why a 4 ft. width would not work.

Ms. Piasecki stated that while the overall functionality of the reduced width would work, as far as their use preferences the larger the dimensions the better.

Mr. Mikami pursued this line of questioning, asking if consideration had been given to the rules prior to the plan development, and while the larger porch may look nice, it does not conform to the regulations and was submitted anyway. Ms. Piasecki stated that she had contacted the Building Inspectors and had been advised to try the Planning Board first to see if they could receive the relief from the Bylaws. When asked if the Planning Board had been consulted, the applicant responded that she had met with Melissa Santucci at the beginning of the process.

Mr. Eng raised his concern with the closeness of the existing pool to the rear property line. Ms. Piasecki's response was that the plot is off and they went with the topography of the land, and erected the pool in the area that was the most level and the clearest. When questioned if she had known of the Bylaw issues would they have changed the location she responded that yes they would have.

Mr. Reynolds raised questions regarding the existing pool. Is it above ground? (yes). Height? (4 ft.) Is it fenced in? (yes, 6 ft. fence). Is the proposed deck concrete and ground level? (no, it is to be at pool height level). Mr. Reynolds then stated the Bylaw that the proposed deck can not be at the property line. His recommendation is to grant relief from the Bylaws for the existing structures but to go against the new construction.

The Chair reiterated that while he understood the voice of the neighbors (accepting the proposed construction) the Planning Board is the voice of the town and that would be the basis of granting a variance.

The applicant did state that in regards to the proposed farmer's porch, they did have a plan for a 4.8 ft. width. When asked if they had a plan for a 6 ft. width, she responded that they did not but that they could obtain one.

Motion by Mr. Eng, second by Mr. Reynolds to accept the existing violations/granting a variance for them, to not allow the new pool deck structure and to grant favorable action to a reduced (6 ft. width) farmer's porch.

Vote: 5/0

Request for Relief from Bylaw Requirements under Chapter 135, Article 4, Sections 401, 407,  
Chapter 135, Article 7, Sections 135-701 Front Yard Setback  
#10-38

Applicant Thichthien Hue, of 155 Quincy Avenue, Braintree, MA 02184, represented by Dianne Evers of DBS Architects, was present to request relief from above Zoning Bylaw requirements to construct and Traditional Buddhist Fence.

Ms. Evers gave a brief history of the existing Buddhist Temple, the religious festivals that they host and the Buddhist/Zen type garden they plan to enclose with the proposed fence on their property.

She explained that the ceremonies they hold there are integral to their faith. The fence would enclose the property and would include a gate which serves as a 'Spiritual Entrance'. In addition, Ms. Evers described the construction of the gate, stating that it would be block with a stone base, that it would be designed by a registered licensed engineer and would meet all Massachusetts state codes.

Mr. Eng questioned how high the proposed fence would be. Ms. Evers stated it would be 6 ft. high in the rear, and 3 ft. high in the front and on the side going back 15'6". The fence is to be either a beige stucco material or a reddish brick to match the existing building.

Motion by Mr. Reynolds, second by Mr. Eng to recommend approval of the relief from Bylaws regarding Front Yard Setback.  
Vote: 5/0

Request for Relief from Bylaw Requirements under Chapter 135, Article 4, Sections 402 & 403, 407, Chapter 135, Article 7, Sections 701 Rear Yard Setback #10-37

Applicant John M. Caruso, Jr. of 108 Middle Street, Braintree, MA 02184 was present to request relief from above Zoning Bylaw requirements to add two decks to the existing dwelling.

Mr. Caruso described his plans to take down the existing deck, add the two new decks (forming an L shape) and generally 'spruce up' the property.

Mr. Reynolds stated that the proposal does not make more of a deterrent to the area and that he had no concerns regarding this proposal.

Motion by Mr. Reynolds, second by Ms. Lauria to recommend approval of the relief from Bylaws regarding Rear Yard Setback.  
Vote: 5/0

Request for As-Built Approval and Release of Surety  
File: 09-03

Robert Galewski was present to represent applicant Paul Pacheco of Car Craft, located at 521 Grove Street, Braintree, MA 02184 to request As-Built Approval and Release of Surety.

Ms. Santucci informed the Planning Board that a site visit had been made on Monday November 15, 2010 at which time 3 minor site changes were noted. These changes included: Modified landscaping to allow for better visibility for the abutter, the addition of a black chain link fence providing additional security and the elimination of bituminous curbing.

It was noted that the portions of the bituminous curbing were omitted. Pictures were provided to the Planning Board for review.

Mr. Eng questioned if the requirements of the Conditions of Approval had been met. Ms. Santucci stated that they were taken care of and that she would not release the As-Built Certificate until she had proof of completion of items in #3 of the Staff Report.

Motion by Mr. Eng, second by Ms. Lauria to Accept the As-Built.

Vote: 5/0

Motion by Mr. Reynolds, second by Mr. Eng to release the \$5,000.00 As-Built Surety Bond being held by the Planning Board.

Vote: 5/0

Application for Endorsement of an Approval Not Required Plan under the Subdivision Control Law and pursuant to MGL Chapter 41, Section 81-P

Applicant Brain McGourty was present to request Endorsement of an Approval Not Required Subdivision plan for the property located at 268 Peach Street, Braintree, MA 02184. Mr. McGourty proposes to subdivide the existing lot into 2 buildable lots.

The Chair questioned Mr. McGourty if across from the proposed subdivision there was an empty lot, to which the applicant responded that yes there was.

Mr. Eng wanted clarification that the existing structure was to be torn down. Mr. McGourty replied that the existing dwelling would be torn down and replaced with two smaller homes.

Mr. Mikami asked the size of the new homes. The new homes are to be 2400 square feet.

Motion by Mr. Reynolds, second by Mr. Eng to accept the ANR.

Vote: 5/0

Request for Formal Withdrawal of Definitive Subdivision Plan

File: 09-5

Ms. Santucci presented to the board the Request for Formal Withdrawal of Definitive Subdivision Plan, located at 153 Middle Street, Braintree, MA 02184, Arlene M. Powers, Applicant. Ms. Santucci stated that the withdrawal is to be accepted by a vote and requires the Planning Boards willingness to waive the filing fee should the applicant re-file.

Motion by Mr. Reynolds, second by Mr. Eng to accept the withdrawal, and waive the fee.

Vote: 5/0

**Other Business**

Discussion for Holiday Traffic Plans South Shore Plaza

Judy Tullius, General Manager, South Shore Plaza, 250 Granite Street, Braintree, MA 02184 was in attendance to present the Holiday Traffic Plans they have for this coming Holiday Season.

Ms. Tullius began by introducing Alan Pickereli the new Security Manager for the South Shore Plaza. Mr. Pickereli comes from a strong retail security background have previously worked at The Emerald Square Mall and The Natick Collection. Mr. Pickereli will be working closely with the Braintree Police Department setting up the police details to adequately handle the traffic flow.

Ms. Tullius made reference to the informational packet that had been provided to the Planning Board members. Some of the points that were highlighted in the discussion included the fact that there are nearly 1,000 more parking spaces than last year, the addition of the new wing and the elimination of the employee shuttle.

Mr. Mikami questioned how the Target cart situation was going. Ms. Tullius responded that it was okay with there only being a few 'strays'. She also explained that Target has designated 4 or 5 employees for cart retrieval.

Mr. Mikami also requested information on any special monitoring of the back lot by Target and Nordstroms. Ms. Tullius informed the Planning Board that there is additional signage and that the Mall had acquired a T-3 All Terrain Seqway for patrolling the parking area.

Mr. Reynolds commented that there were no changes to cause concern and added that the South Shore Plaza must be open to adding additional security officers should the need arise.

The Chair did want clarification as to who would be responsible for monitoring if more details were needed. Ms. Tullius explained that would be handled by Mr. Pickereli and the Braintree Police Department.

#### Discussion for Holiday Traffic Plans The Market Place at Braintree

Ms. Santucci informed the board that Kelly Marinho, Property Manager with KeyPoint Partners, LLC was unable to attend tonight's Planning Board meeting and asked that the members refer to the e-mail and traffic flow packet provided. The Market Place will continue to use the plan that has been in place for the last 3-4 years with the police detail stationed at the intersection of Union Street and Grossman Drive, allowing them to control the traffic signal. In addition, the officer on detail will be able to shift their location should a back up of traffic on Grossman Drive necessitate it.

#### Discussion for Request to Release Surety – Liberty Park Apts. 1 Matthew Lane

File: 97-3

Ms. Stickney requested that this item be put on the Planning Board Agenda for discussion at the next Planning Board Meeting.

#### Discussion for Zoning Bylaw Update

Ms. Stickney requested that this item be put on the Planning Board Agenda for discussion at the next Planning Board Meeting.

#### Proposed 2011 Planning Board Meeting Schedule

Ms. Santucci request that the Planning Board members refer to the Proposed 2011 Planning Board Meeting Schedule. She pointed out that there were conflicts with Tuesday, June 14, 2011/Flag Day and with Tuesday, November 8, 2011/Election Day.

The Planning Board decided to hold off making decisions on those meeting dates until a couple of months in advance, leaving them 'To Be Determined' on the schedule.

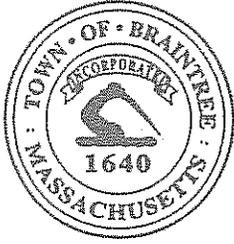
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Mr. Reynolds informed the members of the Planning Board that he would be out of the State on Tuesday, February 8, 2011. Ms. Santucci pointed out that there would be down one member for any votes brought before the Planning Board that evening.

Motion by Mr. Reynolds, second by Mr. Mikami to adjourn at 9:45 P.M.

Respectfully submitted,

Beth Herlihy



Joseph C. Sullivan  
Mayor

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### PLANNING BOARD

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Braintree Planning Board  
November 16, 2010 – Public Hearing @ 7:45 P.M.  
Town Hall

Present:

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Joseph Reynolds, Vice Chair  
James Eng, Clerk  
Darryl Mikami  
Michelle Lauria

Christine Stickney, Director  
Melissa Santucci, Principal Planner

367 Franklin Street/Joseph Duane

Application for Special Permit and Site Plan Review – Two Family Conversion

The Chair opened the continued public hearing.

Applicant, Joseph Duane, of 76 Angela Road, Braintree MA 02184, addressed the Planning Board regarding his plans to renovate the property located at 367 Franklin Street, Braintree, MA 02184. This property had served as an illegal Two Family dwelling for many years. Mr. Duane proposes to convert this property into a legal Two Family, with each having one bedroom.

Mr. Duane explained that he has changed the proposal so that the four parking spots have been moved back to allow parked cars to come out on Rosedale Avenue to avoid the danger of backing out on to Franklin Street.

Mr. Duane questioned the Planning Board as to why he is responsible for snow removal and for the placement of 'No Parking' signs.

Ms. Santucci explained that Rosedale Avenue is a private way and she does not know if the town includes this road in it's snow removal process. She proposed that Mr. Duane contribute to the cost of snow removal along with the other residents of Rosedale Avenue, in the event that it is not plowed by the town.

The Chair reiterated that Rosedale Avenue is not a regular road. As a Private Way it is owned by the residents not the Town of Braintree, there for the town does not have the responsibility of removing snow and maintaining the road. He did say in

some cases the town may include Private Ways in their snow removal plan but that it is not required.

Mr. Reynolds mentioned that with the old form of town government, residents could petition the town to include a Private Way in the town's snow removal schedule. It is his belief that under the new form of town government residents may still petition the town through the Town Council. He recommended that the residents speak with their councilor, Councilor Mullaney.

Jerry F. Foley, 2 Rosedale Avenue, the owner of the abutting property addressed the Planning Board regarding the location of the parking spots. Mr. Foley indicated that he had previously suggested moving the parking to Rosedale Avenue for safety reasons, however he would like the spots to be closer to the intersection with Franklin Street. Mr. Foley is willing to remove trees on his property to facilitate this move.

Ms. Santucci stated that the recommendation to move the 4 parking spots further down Rosedale Avenue was indeed to make it safer at the intersection of Rosedale Avenue and Franklin Street, and that the Planning Department Staff could not support the proposal to have the parking spots closer to Franklin.

The Chair informed Mr. Foley that the Planning Board would take his comments under consideration, and confirmed that Mr. Foley would like the parking spots moved closer to Franklin Street.

William A. Grieco, 1 Rosedale Avenue, expressed his concern regarding water run off. Mr. Grieco is already experiencing water problems in his basement and water comes down the hill and puddles in his driveway. He is afraid that if Mr. Duane adds any additional pitch to his property it will cause his garage to flood.

The Chair assured Mr. Grieco that this situation would be looked in to.

Mike McGourty, 1 Megan's Way, addressed the Planning Board stating that as Franklin Street is actually a State Highway having the parking spots further down Rosedale Avenue is the best alternative. Mr. McGourty explained that in 2000 The Board of Selectmen made the 'no parking' designation, and that he himself had put up the no parking signage. These signs however were stolen. The town went back out and re-installed the signs. There is documentation from Koppleman and Paige backing up the legality of the 'No Parking' designation.

Mr. McGourty then spoke in favor of Mr. Duane's proposed Two Family conversion, saying that he will be taking a property that was in deplorable condition, and that by improving it, he will be benefitting the community. He feels it is a good plan. Mr. McGourty also informed the Planning Board that there are about 100 Private Ways in the Town of Braintree and that some of them are included in the town's snow removal process.

The Chair again suggested the residents petition their Town Council to see if Rosedale Avenue could be included in town snow removal.

Ms. Santucci stated that there was a condition to address Mr. Grieco's concern over additional water on his property. Following an evaluation in the field, the possibility of installing a trench drain or slight berm are considerations should additional water run off become an issue.

Mr. Foley again addressed the Planning Board expressing that he would like the Traffic Officer to look at the parking situation. Is there a conflict of interest on Mr. McGourty's part? Mr. Foley complained about vehicles using his driveway to turn around.

Mr. Greico supported Mr. Foley's statement by claiming that Mr. McGourty was not supposed to alter Rosedale Avenue. He again stated he just wants to be sure that he does not get more water on his property. Mr. Greico has been paying for snow removal since he moved there in 1994.

Marybeth Greico, 1 Rosedale Avenue, informed that Rosedale Avenue was a Private Way when they moved in. It always has been a Private Way and she would like it to remain a Private Way. Ms. Greico went on to say that not only do they pay for snow removal but paid to have the road paved as well.

Mr. Mikami addressed the residents, asking if they wanted Rosedale Avenue to remain a Private Way. Mr. Greico, Ms. Greico and Mr. Foley were all in agreement that they would like Rosedale Avenue to remain private.

Mr. Reynolds questioned Mr. Duane regarding the draft conditions to confirm that he was not changing the current state of the property, and that he would provide for adequate drainage to handle the installation of the driveway and any subsequent water run off. Mr. Duane stated that there would be no change to the existing run off conditions and that they may in fact even be better.

The Chair stated that Rosedale Avenue was to remain a Private Way and that the 'No Parking' signage was to be installed based on the Board of Selectmen's previous ruling. He went on to inform Mr. Duane that if the pitch of the driveway changes at all he must monitor it and is he in agreement that he is responsible to fix it. Mr. Duane agreed.

Mr. Mikami wanted to know if granted approval to move forward, what would be the time line and when would the driveway be done. Mr. Duane plans to start construction in the winter and finish in the spring. The driveway would be done last.

Motion by Mr. Reynolds, second by Mr. Eng to accept the Correspondence List.  
Vote: 5/0

Motion by Mr. Eng, second by Mr. Reynolds to close the Public Hearing.  
Vote: 5/0

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Motion by Mr. Reynolds, second by by Mr. Eng to accept the Special Permit based on the conditions 11/17/2010.

Vote: 5/0

Respectfully submitted,

Beth Herlihy



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Braintree Planning Board  
November 16, 2010 – Public Hearing @ 8:30 P.M.  
Town Hall

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Joseph Reynolds, Vice Chair  
James Eng, Clerk  
Darryl Mikami  
Michelle Lauria

Christine Stickney, Director  
Melissa Santucci, Principal Planner

Braintree – Weymouth Landing District  
Application for Rezone and Zoning Amendment  
Town Council Order #10-067

The Chair opened the hearing.

Christine Stickney, Director of Planning and Community Development for the Town of Braintree addressed the Planning Board.

Ms. Stickney, speaking on behalf of Mayor Joseph C. Sullivan presented the proposed Rezoning of the Braintree – Weymouth Landing District (BWLD). Mayor Sullivan made a commitment to work towards revitalization of The Landing with local businesses. Ms. Stickney informed the Planning Board that this has been a collaborative effort between the Towns of Braintree and Weymouth and their respective Mayors, Mayor Sullivan of Braintree and Mayor Kay of Weymouth, The South Shore Chamber of Commerce and the Metropolitan Area Planning Council (MAPC). She went on to say that Braintree Zoning is very similar to that of Weymouth. Weymouth held a joint Public Hearing (Council and Planning Board) on Monday, November 15, 2010, but she believes that no action was taken. Ms. Stickney also mentioned a previous meeting held in Braintree on Thursday, October 28, 2010 with the property owners.

Much of the Rezone proposal for the BWLD was based on recommendations by the Metropolitan Area Planning Council and initially started with an overlay. This was deemed to be harder for the local business and it was decided to go with a Rezone instead which would allow for certain aspects to be 'grandfathered' thus making the transition easier for local businesses.

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Ms. Stickney then went through the various sections of the proposal. There are 52 properties that collectively comprises 25 acres of land in the BWLD, and the area is currently general business/commercial zoned.

Mr. Reynolds questioned the section on 'Drive-Thru' windows. Ms. Stickney stated that since most of the properties in the Weymouth portion of the BWLD have more frontage and lot depth, 'Drive-Thru' windows are allowed by special permit, while in Braintree, where the properties are smaller with buildings closer to the street – 'Drive-Thrus' are prohibited.

Mr. Reynolds also wanted to know if this proposal required posted meetings for administration and site review. Ms. Stickney was not sure if posted meetings would be required but she will check with the Town Counsel.

The Chair would like to have public notices sent out.

Ms. Stickney said that the Weymouth meetings are held during the day, similar to those of the Licensing Board.

Ms. Stickney stressed the collaborative efforts of the two Towns, saying that they will be working together on this Rezone. She is in contact often with James Clark the Weymouth Planning and Community Development Director.

One of the new elements will be parking changes. The goal is to discourage increased parking areas and to make more use of the existing public transportation i.e. buses and the commuter rail. This will be quite different from what has been seen in the area in the past. Through increased site access, bicycle accommodation and the concept of 'shared' parking, the need for parking will be reduced.

Ms. Stickney also mentioned the signage/façade improvement program that allows businesses to apply for grants up to \$5,000.00 for façade improvements.

Mr. Reynolds wanted to know if regarding signage there were details on materials, lighting and overall design standards. Ms. Stickney said that this information can be the façade improvement packet and design guidelines.

Mr. Reynolds asked if both communities are striving to make the landing a 'village' type area. Ms. Stickney stated that eventually, yes. To really get away from the existing look of the BWLD.

The Chair opened the floor to the public at 8:50 P.M.

James E. Lucid, 18 Quincy Avenue, took the floor. He introduced himself as the owner of a funeral home. Mr. Lucid mentioned that free standing signs were not addressed in the informational packet and wondered if these were going to be grandfathered. Ms. Stickney stated that yes, anything currently existing would be, however new free standing signs would not. Mr. Lucid wanted to know why. The response was that the Rezone proposal was going for a different look. Mr. Lucid

voiced his opinion that there were a lot of restrictions, sighting the example of how external heating/ventilating units were to be installed.

Peter Forman, South Shore Chambers President addressed the Planning Board to speak in favor of the Rezone proposal for the BWLD. Mr. Forman stressed the importance of the process, i.e. the commitment of the political leaders and the two communities to work together on the revitalization of the area. He went on to describe the proposal as a 'golden opportunity' and with the towns shared direction the BWLD could become the 'jewel of the South Shore'.

Mr. Forman would like to see more residential development and expressed concern over time delays in development and permit granting, not wanting these to be tied up for excessive amounts of time.

Mr. Mikami questioned Mr. Forman as to what forms of private investment was the Chamber thinking of, and what type of development would be interesting for the area.

Mr. Forman stated there are 2 visions of Weymouth Landing and it's potential. Keeping in mind the base line: the river, marina, park, water access and neighborhoods. First, this is a main thoroughfare and an effort must be made to capture traffic and make this a true commercial district. Second, the appeal of this area as a residential neighborhood with the asset of public transportation. There should be the goal of making this a 'vibrant residential neighborhood' that will make people choose this area of the South Shore as a cheaper alternative to living in Boston. To achieve this end there should be more neighborhood oriented businesses and residences within walking distance. He would like to encourage mixed use residential development.

Mr. Mikami asked him what he sees as a catalyst for such development.

Mr. Forman responded that the rail station and encouraging residential development. He would like to see condos/apartments, restaurants, dry cleaners, pharmacies, hardware and grocery stores all as potential parts of the project.

Lee Dingee, Town Councilor and Member of the Rules Committee then took the floor. He stated that he was here to hear the Planning Boards concerns as well as those of the public. He said that this project has 2 parts. The Town coming up with the tools for the proposal and the businesses using those tools. Mr. Dingee wants to see revitalization in this area and looks forward to it coming to fruition.

Reda Veitas, 79 Shaw Street, wanted to let the Planning Board know that she was in favor of the proposal and glad to see revitalization, but did not want the Planning Board to lose sight of the fact that this is a major thoroughfare with many commuters. The planning process needs to take traffic into consideration and be made more manageable.

Mr. Lucid then voiced a complaint regarding the traffic light at the connector road on Quincy Avenue.

Nancy Smith, 58 Brookside Road, addressed the Planning Board. She explained that she moved to the area 2 ½ years ago from Milton and that she is thrilled with the plans. She really appreciates all the hard work and supports the proposal 100%

Mr. Mikami wanted to express his appreciation of all the hard work done by both Towns, especially by Christine Stickney the Director of Planning. He raised the question as to how will success be measured? Will there be some statistics to base this off of? Will it be by the number of new jobs? Or the number of new businesses? Will there be regular meetings between the towns to chart the progress of the project?

Ms. Stickney responded that she meets with James Clark, the Planning Director for the Town of Weymouth about once a month and the lines of communication will definitely be kept open.

The Chair inquired if the Planning Board was just making a recommendation at this time? Ms. Stickney told him that they need a recommendation for the Town Council.

The Chair again stressed the importance of communication.

Mr. Eng expressed his gratitude for the documentation with the various project sections highlighted. He also addressed the traffic light situation on Quincy Avenue stating it to be a necessary fix to a bad situation. He suggested that Mr. Lucid bring this up with the Town Engineer.

Mr. Lucid stated that this had been brought before the Town Engineer and that the traffic had been better before the installation of the light.

Mr. Reynolds also wanted to thank everyone involved in this process, Christine Stickney, the two communities and the residents as well. He agrees with Mr. Forman in that the success of the proposal lies in getting residents. He feels that the layout is great and that by getting more foot traffic in the area it will make it a real neighborhood. He finished by saying that the challenges must be met and that he looks forward to the process going forward.

The Chair then pointed out his disappointed with the public turn out for the hearing. Pointing out that there were only 9 people in attendance, he said that this was a great opportunity for the residents of Braintree to voice their opinion and it saddened him to see an empty room. Revitalization of this area is needed and the people should be energized to move this forward.

Mr. Forman mention the joint Mayoral Breakfasts and other meetings that had gotten a larger turnout.

Mr. Dingee that various Civic Associations had been attending meetings as well.

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The Chair again stated this is a great opportunity for the citizens of Braintree.

The Chair and Mr. Reynolds both questioned what was needed in the form of a recommendation from the Planning Board to keep the process moving forward.

Ms. Stickney referred the Planning Board to the Braintree Zoning Amendment Process flow chart and stated that the Staff would like a favorable recommendation.

The Chair stated that he would like to see the proposal keep moving forward.

Motion by Mr. Reynolds, second by Mr. Eng to close the Public Hearing.  
Vote: 5/0

Motion by Mr. Reynolds, second by Mr. Mikami to recommend approval of the BWLD Application for Rezone and Zoning Amendment to the Town Council.  
Vote: 5/0

Respectfully submitted,

Beth Herlihy