

RGPUD - Did You Know:

Series - #3

Did you know that the Master Plan Steering Committee (MPSC) was appointed after the residents insisted on an updated Master Plan BEFORE the Town approved further large development and sweeping zoning changes?

The link to this committee, their accomplishments to date and future meeting schedules, can be found here:

<https://braintree-master-plan-jmgoldson.hub.arcgis.com/>

As mentioned in Series #2, there is a zoning application referred to as "spot zoning". The definition follows:

Wikipedia - **Spot zoning** is the application of [zoning](#) to a specific parcel or parcels of land within a larger zoned area **when the rezoning is usually at odds with a city's master plan and current zoning restrictions**. Spot zoning may be ruled invalid as an "arbitrary, capricious and unreasonable treatment" of a limited parcel of land by a local zoning ordinance.^[1] **While zoning regulates the land use in whole districts, spot zoning makes unjustified exceptions for a parcel or parcels within a district.**^[2]

The ZOM/Plaza proposal before the town is clearly identifying their specific parcel with their specific zoning which is in conflict with the Braintree Zoning Bylaw. Please note that the most successful challenges to "spot zoning" are those where the zoning requested is in clear violation of, not only the existing bylaw, but more importantly, a city/town's Master Plan , Comprehensive Plan or any approved plan similar to a Master Plan or Comprehensive Plan. This is why those that support single family homes as part of maintaining the residential/suburban character of the Town, must be seen and heard.

RESIDENT PARTICIPATION is crucial to this process as the Master Plan will provide a roadmap to the future of our town and is a very important document as stated above. Lack of participation will encourage lack of change and we will continue to constantly fight for our town.

What can you do?

Participate and attend the MPSC meetings that will be critical to establishing the direction for Braintree's future. The meetings are usually held in the Cahill Auditorium at Town Hall. The upcoming meeting schedule follows and is also provided on the Master Plan Steering Committee link above.

February 23: MPC Meeting #13

April 27: MPC Meeting #14

June 15: MPC Meeting #15

July 20: MPC Meeting #16

August 17: MPC Meeting #17

September 21: MPC Meeting #18

October 19: MPC Meeting #19

The **one constant** in the Town of Braintree is that the MAJORITY of residents continue to support single family homes as part of maintaining the residential/suburban character of the Town. Be part of ensuring our Braintree remains a town and does not become a city.

Does this concern you? Even if you have already contacted your local officials, let them know how you feel about this issue and how it affects all of us:

towncouncil@braintreema.gov (Town Council)

mayorsoffice@braintreema.gov (Mayor)

msantucci@braintreema.gov (Planning Board).