



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

JANUARY 27, 2009

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, January 27, 2009, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts.

OLD BUSINESS

Acceptance of minutes of Appeals Board Hearings December 17, 2008.

08-42 The petition for Thomas J. O'Keefe of 105 Brookside Road, Braintree, MA 02184 to be re-heard at the January 27th meeting.

08-60 The petition for Stephen Zebosky of 10 Kathleen Drive, Holbrook, MA 02343 regarding the property located at 20 Mill Lane, Braintree, MA 02184 to be re-heard at the January 27th meeting.

NEW PETITIONS

09-1 Martin J. and Rita B. Dirrane of 39 Lantern Lane, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-202; MGL c. 40A § 8. pursuant to Sections 135-202 of the Zoning Ordinance of the action of the local Building Inspector, concerning the advisory opinion in memorandum to the Planning Board dated November 13, 2008, in which the inspector determined that the applicant's petition to the Planning Board pursuant to Section 135-710 of the Zoning Ordinance is prohibited as a cluster development. The property is located at 39 Lantern Lane, Braintree, MA and is within a Residential B District as shown on Assessors Plan #3021, Plot 30, and contains a land area of 81,456 +/- Sq. Ft.

09-2 MetroPCS Massachusetts, LLC of 285 Billerica Road, Chelmsford, MA 01824 for relief from Bylaw requirements under Chapter 135, Section 135-1603 (c) to request a Use Variance and dimensional variances to construct a 100' wireless communications tower on the subject property, together with the Applicant's antennas and ancillary equipment. The property is located at 35 Rocsam Park Road, Braintree, MA and is within a Commercial District as shown on Assessors Plan #1059, Plot 10, and contains a land area of 3.35 Acres.