



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
DECEMBER 17, 2008

The following petitions will be heard by the Zoning Board of Appeals on Wednesday, December 17, 2008, 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 October 28, 2008 and November 25, 2008.

8-45 The petition for Lee Cofran of 49 Partridge Hill Road, Braintree, MA to be re-heard at the December 17th meeting.

8-54 The petition for Paul Charrette, Jr. of 43 Sampson Street, Braintree, MA. to be re-heard at the December 17th meeting.

04-109B The petition of St. Francis of Assisi (Independence Manor III) for determination of Modifications to the comprehensive permit.

Discussion of results of decision in the matter of John Demeo v. Robert Galewski et al Civil Docket # NOCV2008-01246.

NEW PETITIONS

8-57 Kevin B. Fay of 21 Thayer Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to close in a porch. The property is located at 21 Thayer Road, Braintree, MA and is within a Residential B District as shown on Assessors Plan 3004, Plot 22A, and contains 7,923 +/- Sq. Ft. of land.

8-58 UNIBRAINT LLC of 251 Union Street, Braintree, MA 02184 for relief from Bylaw requirements under Article 9, Section 135-904.5 Special Regulations for Gasoline Service Stations for change of gasoline brand signage from 'Sunoco' to 'Citgo'. The property is located at 251 Union Street, Braintree, MA and is within a General Business District as shown on Assessors Plan 1001, Plot 2, and contains 13,770 +/- Sq. Ft. of land.

08-59 MetroPCS Massachusetts, LLC of 285 Billerica Road, Chelmsford, MA 01824 for relief from Bylaw requirements under Chapter 135, Sections 1603(C) and 701 and for a use variance pursuant to the Federal Telecommunications Act to install a ninety-seven foot tall telecommunications monopole and associated ancillary antennas and equipment cabinet. The property is located at 35 Rocsam Park Road, Braintree MA 02184, and is within a

Commercial Watershed District as shown on Assessors Plan 1059, Plot 10 and is 3.35 acres of land. **Petition to be withdrawn.**

- 08-60** Stephen Zebosky/Trustee of 10 Kathleen Drive, Holbrook, MA 02343 for relief from Bylaw requirements under Sections 135-403, 407, 701, Article 8 to demolish all or a portion of the existing old building and to construct the new building shown on the filed plans, said building to be used for, without limitation, commercial, warehouse and/or contractor purposes. The property is located at 20 Mill Lane, Braintree, MA 02184 and is within a Commercial/Residential District as shown on Assessors Plan 3008, Plot 6, and contains 34,275+/- Sq. Ft. of land. **Petition requesting deferral.**