



BOARD OF APPEAL UNDER THE ZONING BY - LAW  
BRAintree, MASSACHUSETTS  
**AGENDA**  
**April 27, 2010**

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, April 27, 2010 at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts.

**APPROVAL OF MINUTES:**

Acceptance of minutes of Appeals Board Hearing March 23, 2010.

**OLD BUSINESS:**

**#10-04** Lisa Smith, 224 Common Street, Braintree, MA 02184 to be reheard at the April 27<sup>th</sup> ZBA Meeting.

**NEW PETITIONS**

**#10-12** Attorney Ricardo M. Sousa, Prince Lobel & Tye, LLP, 100 Cambridge Street, Suite 2200, Boston, MA 02114 representing Clear Wireless, LLC for relief from Bylaw requirements under Chapter 135, Sections 1603 (B) and 407 to add an additional wireless communications facility on the rooftop of the building at the property by adding three (3) panel antennas and two (2) wireless backhaul dishes (inside faux flues or chimneys). The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 100 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2019, Plot 1N, and contains a land area of +/- 4,768 acres.

**#10-13** Jennifer Lougee, c/o T-Mobile Northeast LLC, 30 Lyman Street, Suite 12, Westboro, MA 01581 for relief from Bylaw requirements under Article IV, Chapter 135, Section 135-407 and Article XVI, Chapter 135, Section 135-1603 (c)(1)(b) to construct a 60' wireless telecommunications facility, which will be designed as a stealth facility (e.g. unipole) to appear as a typical flagpole. A landscaped island will surround the tower and foundation, as well. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 197 Quincy Avenue, Braintree, MA 02184 and is within a General Business District, as shown on Assessors Map 3043, Plot 59, and contains a land area of 625 Sq. Ft.

**#10-14** Michael Krause, 625 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407, 701 to relocate a 2-car

garage, adding 10' by 24' to front of existing garage for total of 35' x 24'. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 625 Washington Street, Braintree, MA 02184 and is within a Residential C District, as shown on Assessors Map 2031, Plot 15, and contains a land area of +/-8,944 Sq. Ft.

**#10-15**

Joseph P. Molloy, 100 Cain Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, 701 to add a second floor addition over existing home, tear down of existing single car garage (attached but no access from home) and replace with a breezeway and 2-car garage with living space above. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 100 Cain Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1073B, Plot 95, and contains a land area of +/- 13,140 Sq. Ft.

**#10-16**

Kelly Marinho, The Marketplace at Braintree Condominium Trust, c/o Key Point Partners LLC, One Burlington Woods Drive, Burlington, MA 01803 for relief from Bylaw requirements under Chapter 135, Section 135-904.1 (b) for the installation of ground sign advising of tow policy for public interest. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 255 - 500 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2019, Plot 4 1-8, and contains a land area of +/- 1,496,727 Sq. Ft.