



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
August 24, 2010

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, August 24, 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 July 27, 2010.

OLD BUSINESS

- #10-13** **Re: 197 Quincy Avenue**
Jennifer Lougee, c/o T-Mobile Northeast LLC, 30 Lyman Street, Suite 12, Westboro, MA 01581 to be reheard at the August 24th ZBA Hearing.
- #10-18** **Re: 910 Washington Street**
Wen Fang Zheng, 1210 Matthew Wood Drive, Braintree, MA 02184 to be reheard at the August 24th ZBA Hearing.

NEW PETITIONS

- #10-25** SBA Towers Inc, by their attorneys Deschenes and Farrell, PC, One Billerica Road, Chelmsford, MA 01824 for relief from Bylaw requirements under Chapter 135, Sections 135-1603(C)(1)(a) (applicant is seeking a Use Variance per the Telecommunications Act of 1996). Sections 135-1603(C)(2)(b), Sections 135-1603(C)(2)(h) for the construction of a 100' concealed antennae mount wireless communication facility to be located in a Residential B zoning district. 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 220 Grove Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1084, Plot 04A, and contains a land area of +/- 244,780 Sq. Ft.
- #10-26** Virginia and John Holmes, 33 Cain Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct second floor addition and rebuild single story rear addition. 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 33 Cain Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1081, Plot 55, and contains a land area of +/- 8,214 Sq. Ft.

- #10-27** Moni Dosanjh, Fancher Land Development Services, 1342 Bell Avenue, #3K, Tustin, CA 92780 for relief from Bylaw requirements under Article IX, Chapter 135, Sections 135-904.2(s), 407, 403 to grant the installation of a 12.46 Sq. Ft. sign for California Pizza Kitchen. 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 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2089, Plot 22, and contains a land area of +/- 111.67 Acres.
- #10-28** Clear Wireless, LLC, Attorney Anne Malone for Applicant, Prince, Lobel, Glvosky & Tye, LLP, 100 Cambridge Street, Suite 2200, Boston, MA 02114 for relief from Bylaw requirements under Chapter 135, Section 135-1603.C proposes to add three (3) WiMax panel antennas, and three (3) wireless backhaul dish antennas, to be mounted on the existing communications tower at the property, together with supporting equipment. 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 300 River Street, Braintree, MA 02184 and is within an Open Space Conservation District, as shown on Assessors Map 2009, Plot 14, and contains a land area of +/- 2,012,036 Sq. Ft.