



BOARD OF APPEAL UNDER THE ZONING BY - LAW  
BRAintree, MASSACHUSETTS  
**AGENDA**  
**February 23, 2010**

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, February 23, 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 January 26, 2010.

**NEW PETITIONS**

- #10-04** Lisa Smith, 224 Common Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-407 and Article 7, Section 701 to construct an above ground pool. 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 224 Common Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2087, Plot 14, and contains a land area of +/- 7,702 Sq. Ft.
- #10-05** James J. Rust of 100 Weston Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407 and Article 7, Section 701 to construct a 2<sup>nd</sup> floor addition over existing structure. 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 Weston Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2046, Plot 9B, and contains a land area of +/-6,930 Sq. Ft.
- #10-06** Donna M. Blischke, 7 Silva Street, Carver, MA 02330 and Mary Ellen Sanders, P.O. Box 623, Bourne, MA 02532 for relief from Bylaw requirements under Chapter 135, Article 6, Section 135-609 (c) (5) to permit the creation of four (4) single family houses on lots having an area equal to or greater than 20,000 square feet but less than the required 43,560 square feet. 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 1393 Liberty Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1097, Plot 121, and contains a land area of +/- 139,777 Sq. Ft.
- #10-07** Attorney Frank A. Marinelli, representing Cannon Land Development, 21 Franklin Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403A, 407, Chapter 135, Article 7, Section 701 to raze an

approximate 85 year-old home (having a nonconforming front yard setback) and to construct a new single family home complying with front, rear and side yard setback requirements. 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 15 Carter Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1041, Plot 85, and contains a land area of +/- 7,740 Sq. Ft.

**#10-08**

Attorney Frank A. Marinelli, representing AMB Property LP, Suite 1200, 60 State Street, Boston, MA 02109 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 403A, 407, Chapter 135, Article 7, Section 701, Article 8, Braintree Zoning Bylaws to redevelop the site at 60-80 Campanelli Drive and to create a subdivision involving the two sites at 60-80 Campanelli Drive and 40 Campanelli Drive. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The properties are located at 40 and 60-80 Campanelli Drive, Braintree, MA 02184 and are within a Commercial District, as shown on Assessors Map 1033, Plots 28 and 31B, and contain a land area of +/- 498,495 Sq. Ft.