



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

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, July 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 June 22, 2010.

OLD BUSINESS:

- #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.
- #10-17** Jeff & Amy McKenna, 60 Edgehill Road, Braintree, MA 02184 for relief from Bylaw requirements under Article 4, Chapter 135, Section 402, 407 and Article 7, Chapter 135, Section 701 to build single floor addition on back of house. Family room/mudroom 15' X 36'. 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 60 Edgehill Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3042, Plot 79, and contains a land area of +/- 5,170 Sq. Ft.
- #10-18** Wen Fang Zheng, 1210 Matthew Wood Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-402, 403, 806 to convert business from retail to restaurant. 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 910 Washington Street, Braintree, MA 02184 and is within a General Business District, as shown on Assessors Map 1006, Plot 26/27, and contains a land area of +/- 17,555 Sq. Ft.

#10-19 Stewart Rosen of Norfolk Kitchen & Bath, 265 Wood Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-407, 904.2.1 to place additional signage on site. (10' wide x 6' high - ground sign). 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 265 Wood Road, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2053C, Plot 1D, and contains a land area of +/- 6.64 Acres.

#10-20 John Barrett/Emily Hoard, 206 Allen Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-402, 407 to construct addition, left side corner of existing dwelling, approximately 3' 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 206 Allen Street, Braintree, MA 02184 and is within a Residential C District, as shown on Assessors Map 3008, Plot 14D, and contains a land area of +/- 5,645 Sq. Ft.

NEW PETITIONS

#10-21 Jenn Robichaud of Barlo Signs (for the 99 Restaurant), 158 Greeley Street, Hudson, NH 03151, for relief from Bylaw requirements under Art. IX Signs: Chapter 135-904.2 A (4.) (5.) (g); 135-905 Illumination for removal of existing wall signs – 2 @ 30" x 30' (75 Sq. Ft. each); installation of (1) 9 Sq. Ft. non-illuminated projecting sign, and (2) 32.60 Sq. Ft. internally illuminated wall signs. 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 +/- 111.645 Acres.

#10-22 Jack Ngan, 435 Commercial Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to raze existing one story enclosed porch and construct a 14' x 24', 2 story addition with portico and stairs. 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 435 Commercial Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3013, Plot 32, and contains a land area of +/- 7,727 Sq. Ft.

#10-23 Naseem Khan, 86 Alfred Road, Braintree, MA 02184 for relief from Bylaw requirements under Article 4, Chapter 135, Sections 135-402, 403, Article 7, Chapter 135, Section 135-701, 407 to construct second floor 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 86 Alfred Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2088, Plot 33, and contains a land area of +/- 9,890 Sq. Ft.

#10-24 Robert Gabriel, President, Liberty Realty Development, Inc., P.O. Box 850546, Braintree, MA 02185 for relief from Bylaw requirements under Chapter 135, Sections 135-202A and Sections 135-407 for Appeal of Building Inspector's refusal to issue building permit for single family dwelling. 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 16 Myrtle Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2001, Plot 8B, and contains a land area of +/- 9,177 Sq. Ft.