



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
FEBRUARY 22, 2011

The following petition will be heard by the Zoning Board of Appeals on Tuesday, February 22, 2011, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing February 3, 2011.

OLD BUSINESS

#10-38 155 Quincy Ave
Thichthien Hue, 155 Quincy Avenue, Braintree, MA 02184 to be reheard at the February 22nd ZBA Hearing.

NEW PETITIONS

#11-05 169 Cedar Street
Patricia J. O'Connor, 169 Cedar Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to build approximately 337 Sq. Ft. addition to rear (1 story 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 169 Cedar Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2066, Plot 32F, and contains a land area of +/- 0.221 Acres.

#11-06 141 Edgehill Road
Dr. Ann-Marie Roche, 141 Edgehill Road, Braintree, MA 02184 for relief from Bylaw requirements under Required Setbacks, Table 701 "Dimensional Regulations", Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to maintain the polyethylene fabric car shelter located on the left side of property. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 141 Edgehill Road, Braintree, MA 02184 and is within a Residential B District as shown on Assessors Map 3037, Plot 55, Lot 55, and contains a land area of +/- 5, 500 Sq. Ft.

#11-07 727 Granite Street
Robert LeVini representing Harbor Freight Tools, 26541 Agura Road, Calabasas, CA 91302 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-407, Article 9, Section 135-904.2 As (a), 904.2 As (b) to install channel letters,

overall size 6'6" X 25'6", two rows of letters (165.75 Sq. Ft.) Harbor Freight with Tools centered underneath. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 727 Granite Street, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2048, Plot 32, and contains a land area of +/- 13,130 Acres.

#11-08

589 Granite Street

Eric Wagner, Dunkin Donuts of Massachusetts, Inc., 589 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403 extension of pre-existing non-conforming structure and use; Section 135-407 Variance Section 135-903 Signs and Section 135-701 for extension of a pre-existing nonconforming use to construct a conforming accessory parking, circulation, site drainage and groundwater infiltration facilities on the portion of the lot zoned residential in support of the existing Dunkin Donuts University Training Center. To upgrade existing on-premise sign located within the residential portion of the property which does not exceed 28 square feet in area, and to erect three (3) ground flag poles of conforming height to display national and organizational colors. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 589 Granite Street, Braintree, MA 02184 and is within a Watershed Commercial/Watershed Residential B District, as shown on Assessors Map 2048, Plot 14, 14D & 15B, and contains a land area of +/-149 Acres.

#11-09

100 Grandview Road

Attorney Edward D. Pare, Jr., Brown Rudnick, LLP, 121 South Main Street, Providence, RI 02903, representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 135-407 and 135-1601 et seq (to the extent necessary) for modification to previous decision to modify and upgrade the wireless communication facility located at the property. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 100 Grandview Road, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2053B, Plot 1T, and contains a land area of +/- 200,000 Sq. Ft.

#11-10

531 Pond Street

Attorney Edward D. Pare, Jr., Brown Rudnick, LLP, 121 South Main Street, Providence, RI 02903, representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 135-407 and 135-1601 et seq (to the extent necessary) for modification to previous decision to modify and upgrade the wireless communication facility located at the property. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 531 Pond Street, Braintree, MA 02184 and is within a Commercial District, as shown on Assessors Map 1038, Plot 10, and contains a land area of +/- 5.91 Acres.

#11-11

300 River Street

Attorney Edward D. Pare, Jr., Brown Rudnick, LLP, 121 South Main Street, Providence, RI 02903, representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 135-407 and 135-1601 et seq (to the extent necessary) to modify and upgrade the wireless communication facility located at the property. The applicant seeks a permit, variance and/or finding that the 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 +/- 46.19 Acres.

#11-12

45 Braintree Hill Office Park

Attorney Edward D. Pare, Jr., Brown Rudnick, LLP, 121 South Main Street, Providence, RI 02903, representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility for relief from Bylaw requirements under Chapter 135, Section 135-403, 135-407 and 135-1601 et seq (to the extent necessary) to modify and upgrade the wireless communication facility located at the property. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 45 Braintree Hill Office Park, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2058, Plot 134E, and contains a land area of +/- 3.998 Acres.

#11-13

150 Grossman Drive

Attorney Edward D. Pare, Jr., Brown Rudnick, LLP, 121 South Main Street, Providence, RI 02903, representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 135-407 and 135-1601 et seq (to the extent necessary) for modification to previous decision to modify and upgrade the wireless communication facility located at the property. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 150 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 +/-34.31 Acres.

OTHER BUSINESS