



BOARD OF APPEAL UNDER THE ZONING BY - LAW  
BRAintree, MASSACHUSETTS  
**AGENDA**  
**JULY 26, 2011**

The following petition will be heard by the Zoning Board of Appeals on Tuesday, July 26, 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 June 28, 2011.

**OLD BUSINESS:**

- #11-24            153 Middle Street**  
Arlene M. Powers, 18 Old Randolph Street, Canton, MA 02021
- #11-25            42 Jersey Avenue**  
Thomas J. King, Jr. and Catherine M. King, 42 Jersey Avenue, Braintree, MA 02184
- #11-26            250 Granite Street**  
Guang Lin, 250 Granite Street, Braintree, MA 02184
- #11-27            18 Massachusetts Avenue**  
Christopher Boyle, 18 Massachusetts Avenue, Braintree, MA 02184

**NEW PETITIONS:**

- #11-28            118 Park Street**  
Kathleen O'Connell, 118 Park Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to remove existing portion of the structure and construct an attached 2-story 15' X 19' addition. This will be a family room and 2<sup>nd</sup> floor bedroom. 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 118 Park Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2025, Plot 14, and contains a land area of +/- 16,060 Sq. Ft.
- #11-29            206 Allen Street**  
John Barrett and Emily Hoard, 206 Allen Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to construct a 15' X 3' addition to rear corner of existing residence. 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 +/- 5,678 Sq. Ft.

**#11-30      11 Reservoir Avenue**

Michael and Denise Calderara, 11 Reservoir Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 from 5' setback required for cabana/pool filter/pump shelter from side and rear property line. 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 11 Reservoir Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2082, Plot 25, and contains a land area of +/- 9,678 Sq. Ft.

**#11-31      268 Peach Street**

Brian McGourty, 2 Garden Park, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to construct a 12' X 16' deck to rear of home. 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 268 Peach Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1098, Plot 1, and contains a land area of +/-5,913 Sq. Ft.

**#11-32      1275 Liberty Street**

Brian McGourty, 2 Garden Park, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to construct 12' X 16' deck to rear of home. 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 1275 Liberty Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1098, Plot 1, and contains a land area of +/-15,706 Sq. Ft.

**#11-33      55 Lake Street**

Brian Eng, 55 Lake Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407 and Article 7, Section 701 to have house 9'7" from the property line due to extensive rock ledge on the other side of the house's foundation. 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 55 Lake Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1068, Plot 26, and contains a land area of +/-7,533 Sq. Ft.

**#11-34      10 Plain Street**

Paul DeCoste, representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 550 Cochituate Road, Framingham, MA 01707 for relief from Bylaw requirements under Chapter 135, Section 135-403, 135-407, 135-701 et seq (to the extent necessary) & 135-1601 et seq for finding and/or variance and/or 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 proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 10 Plain Street, Braintree, MA 02184 and is within a Commercial District, as shown on Assessors Map 1031, Plot 5, and contains a land area of +/-435,600 Sq. Ft.

**#11-35**

**20 Forbes Road formerly 37 Forbes Road**

Paul J. Wolenski representing Sterling Jewelers, Inc. AKA Jared the Galleria Of Jewelry, 375 Ghent Road, Akron, Ohio 44333 for relief from Bylaw requirements under Chapter 135, Section 135-407, Section 135-904.2 (5a)(5b)(5f)(5g) for a determination from the board for the size and wording for the proposed Construction 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 20 Forbes Road formerly 37 Forbes Road, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2043, Plot 1, and contains a land area of +/-5.36 Acres.

**#11-36**

**384 Washington Street**

Steve Pedro, Ayoub Engineering, Inc., 414 Benefit St., Pawtucket, RI 02861 representing J & N Associates, LLC, 34 Hermaine Street, Dedham, MA 02026 for relief from Bylaw requirements under Chapter 135, Section 135-407, Section 135-905 to modify the existing face standing sign price panels to an LED illuminated (red) price panel per plan. Approval is requested for illuminated white lights and automatically changing message 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 384 Washington Street, Braintree, MA 02184 and is located within a General Business District, as shown on Assessors Map 2024, Plot 60, and contains a land area of +/-0.277 Acres.

**#11-37**

**5 Peach Street**

Matt Donovan, 5 Peach Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407, Chapter 135, Section 135-701 to build a deck measuring 4' X 11' along the side, 12' X 21' to the rear. 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 5 Peach Street, Braintree, MA 02184 and is within a Residential B Watershed District, as shown on Assessors Map 1090, Plot 12, and contains a land area of +/-4,835 Sq. Ft.

**OTHER BUSINESS**