



NOTICE: THE BRAINTREE BOARD OF APPEAL MEETING THAT WAS ORIGINALLY SCHEDULED FOR MARCH 27, 2012 HAS BEEN RESCHEDULED TO APRIL 3, 2012 AT 7.P.M. AT TOWN HALL IN FLETCHER HALL. THE PETITIONS TO BE HEARD AT THE APRIL 3, 2012 MEETING ARE LISTED BELOW.

BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
April 3, 2012

The following petition will be heard by the Zoning Board of Appeals on Tuesday, April 3, 2012 at 7:00 P.M. at Town Hall, (Fletcher Hall meeting room, basement level), One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing February 28, 2012.

OLD BUSINESS

- #12-10** **58 Mass. Avenue**
Pam and Robert Cosgrove, 44 Mass. Avenue, Braintree, MA 02184
- #12-11** **250 Granite Street (continued to April 24, 2012)**
Jenn Robichard representing Barlo Signs, (Rodizio Grill)
158 Greeley Street, Hudson, NH

NEW PETITIONS

- #12-14** **349 Liberty Street**
Ali Akshia, 349 Liberty Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to subdivide existing lot into two parcels: Lot "A" to contain 16,480 S.F., Lot "B" to contain 24,900 S.F. 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 349 Liberty Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3029, Plot 10, and contains a land area of +/-41,372 Sq Ft.

- #12-15** **10-40 Plain Street/0 Hancock Avenue**
Scott Lacy, Sprint Spectrum c/o Prince Lobel , 100 Cambridge Street, Boston, MA 02114 representing (owner) Hollingsworth Pond LLC, 400 Franklin Street, Franklin, MA for relief from Bylaw requirements under Chapter 135, Sections 135-1603B, 403, 407, 1611 to modify its existing wireless communication facility on the rooftop of the building. 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 10-40 Plain Street/0 Hancock Avenue, Braintree, MA 02184 and is within a Commercial District, as shown on Assessors Map 1031, Plot 0-5, and contains a land area of +/- 59241 Sq. Ft.
- #12-16** **530 Pond Street**
Barry Hanson, P.O. Box 664, South Lancaster, MA 01561 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to legitimize structure enclosed in 2001, 14 X 24' which is 3.7' from rear lot 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 530 Pond Street and is within a Residential B Watershed District, as shown on Assessors Map 1069, Plot 3A, and contains a land area of +/-11,600 Sq. Ft.
- #12-17** **90 Tenney Road**
James Bernasconi, 90 Tenney Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to add a two (2) car garage (30' X 26') to house. 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 90 Tenney Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1005, Plot 70, and contains a land area of +/-11,500 Sq. Ft.
- #12-18** **40 and 60-80 Campanelli Drive**
Greydon Sargent, Prologis Limited Partnership (formerly AMB Property Limited Partnership), 60 State Street, Suite 1200, Boston, MA 02109 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for permission to raze existing building located at 60-80 Campanelli Drive, an approx. 9.56 acre site, in order to construct, without limitation, two (2) new smaller buildings: the first building 200' X 438' containing 87,600 S.F. and the second building 160' X 474' containing 75,840 S.F. 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 40 and 60-80 Campanelli Drive, Braintree, MA 02184 and is within a Commercial District as shown on Assessors Map 1033, plots 28 and 31B, and contains a land area of +/-498,495 Sq. Ft.
- #12-19** **20 Sumner Avenue**
James Harrington, 20 Sumner Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for a front set back of 2.0' to build a Farmer's porch (7'.1/2" X 65'.0"). 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 Sumner Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1019, Plot 64, and contains a land area of +/-8,636 Sq. Ft.

OTHER BUSINESS