



## BOARD OF APPEAL UNDER THE ZONING BY - LAW BRAintree, MASSACHUSETTS

### **AGENDA September 27, 2012**

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, September 27, 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 August 28, 2012.

#### **OLD BUSINESS**

**#12-36            531-533 Pond Street**  
Kristen LeDuc, Agent for T-Mobile, 15 Commerce Way, Norton, MA 02766

**#12-40            67 Walnut Avenue**  
Tom Le, 67 Walnut Avenue, Braintree, MA 02184

#### **NEW PETITIONS**

**#12-44            20 Pond Street**  
Ronald Marshall Attorney for MSMM, LLC (owner) of 400 Franklin Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 403 (A), 407, 701 of the Bylaw that its proposal to demolish the rear portion of the nursing home building and renovate the remaining portion of the building into 27 multi-family residential units (pursuant to Section 135-614 (A) of the Bylaw) does not intensify any non-conforming aspects of the structure or site and, therefore, is "not substantially more detrimental to the neighborhood than the existing nonconforming structure or use." 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 Pond Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1023, Plot 4, and contains a land area of +/-64,265 sq. ft.

#### **OTHER BUSINESS**