



BOARD OF APPEAL UNDER THE ZONING BY - LAW  
BRAintree, MASSACHUSETTS  
**AGENDA**  
**JANUARY 22, 2013**

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, January 22, 2013 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 December 18, 2012.

**OLD BUSINESS:**

**NEW PETITIONS:**

**#13-1 100 Grandview Road**

Ricardo M. Sousa, Esq., representing MetroPCS Massachusetts, LLC, 285 Billerica Road, Chelmsford, MA representing owner 128 South Limited Partnerships, Attn. Accounting Department, 100 Grandview Road, Suite 207, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603c to modify the existing wireless facility on the building by adding one (1) wireless dish antenna (1' in diameter) to the façade of the penthouse screen wall on the roof. The applicant seeks a permit, variance and/or finding that the proposed change will not be 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, Block 0, Plot 1T, and contains a land area of +/- 4.59 Acres.

**#13-2 10 Livoli Avenue**

John J. Walsh, 10 Livoli Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to demolish existing house and construct new 2-story house on existing footprint with 8 ft. addition to rear. The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 10 Livoli Avenue, Braintree, MA 02184 and is within a Residential B Watershed District, as shown on Assessors Map #1071, Plot 41, and contains a land area of +/- 10,500 sq. ft.

**#13-3 833-843 Washington Street**

Carolyn A. Parker, Cumberland Farms (Leasee), 3 Lorion Avenue, Worcester, MA 01606 representing owner Messina Commercial Prop., 400 Franklin Street, Box N, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 904.5, 904.6, 905 to remove existing 65 sq. ft. gasoline message board sign and replace with 48 sq. ft. digital message board sign. The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 833-844 Washington Street, Braintree, MA 02184 and is within a General Business District – village overlay, as shown on Assessors Map 1011, Plot 33, and contains a land area of +/- .356 Acres.

**#13-4 20 Rockdale Street**

Heather Dudko, Saxton Sign Co., representing Extended Stay Hotel, c/o 2 Phoebe Way, Worcester, MA 01605 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2 A (5)(b)(c)(f)(g) to install 2 wall signs which 1) exceed four ft. in overall height; (2) are in addition to a ground sign and are visible to a major highway; (3) are above first floor level; (4) exceed number of signs allowed. Extended Stay proposes to install 2 wall signs, above first floor level at 6' X 142 "each (60 sq. ft. each.). The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 20 Rockdale Street, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2057, Plot 6X, and contains a land area of +/-2.6 acres.

**#13-5 90 and 96 Church Street**

Paul Beck and Christopher Moretti, G.B. New England 2, LLC, 14 Breakneck Hill Road, Lincoln, RI 02865, representing owner Plimit Properties LLC, 178 Washington Street, Braintree, MA 02184 and Plimit Realty Trust, 242 Tremont Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.1 (1) (5) to install directional, wall and pylon signs. The property is located at 90 and 96 Church Street, Braintree, MA 02184 and is within a General Business District, as shown on Assessors Map 2062, Plots 27, 27A and 27B, and on Assessors Map 2064, Plot 5A, and contains a land area of +/-73,017 Sq. Ft.

**OTHER BUSINESS**