



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
August 26, 2014

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, August 26, 2014 at 7:00 P.M. at Town Hall, (Johnson Memorial Chambers, 2nd Floor) One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing July 22, 2014

OLD BUSINESS:

NEW PETITIONS:

#14-19

23 Delta Road

John and Kimberly Tavares, 23 Delta Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to build an attached garage 20 ft. X 24 ft. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 23 Delta Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map #1037, Plot 8C, and contains a land area of +/-15,000 sq. ft.

#14-20

1 Devon Commons Lane

Adam T. Kurth, Esq., Anderson & Kreiger LLP, One Canal Park, Ste. 200, Cambridge, MA 02141, New Cingular Wireless PCS, LLC ("AT&T") representing owner Trustees of the Devon Wood Condominium Trust; NStar Electric Company (Stanchion owner) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 601, 1603 (c)(1)(a), 1603 (c)(2)(b), 1603 (c)(2)(a)(1+2), 701, 1603 (c)(2)(h) to construct and operate a Wireless Communications Facility within and adjacent to an existing utility transmission structure located on property in the Cluster I/Cluster II Zoning District. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 1 Devon Commons Lane, Braintree, MA 02184 and is within a Cluster I, II District, as shown on Assessors Map #1116, Plot 2, and contains a land area of +/-185.072 Acres.

#14-21

89 Howie Road

Keith and Kristen Walsh, 89 Howie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to build a second story addition to existing structure. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 89 Howie Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2061, Plot 29, and contains a land area of +/-9,832 sq. ft.

- #14-22 88 Stetson Street**
James Doogue, 88 Stetson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407, 701 to construct 7 ft. X 31 ft. Farmer's porch on front of dwelling. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 88 Stetson Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3022, Plot 46, and contains a land area of +/-8,819 sq. ft.
- #14-23 35 Eleanor Drive**
Jennifer Doughty, 35 Eleanor Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to remove existing single story dwelling to deck and rebuild new two story dwelling in same location. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 35 Eleanor Drive, Braintree, MA 02184 and is within a Residential A Watershed District Zone, as shown on Assessors Map #2042, Plot 87, and contains a land area of +/-20,000 sq. ft.
- #14-24 4 Paul Street**
Sean Woods, 4 Paul Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to demolish existing garage and rebuild new larger garage and add second floor addition, and make existing deck legal. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 4 Paul Street, Braintree, MA 02184 and is within a Residential B Watershed District Zone, as shown on Assessors Map #1071, Plot 57, and contains a land area of +/-7,676 sq. ft.
- #14-25 400 Washington Street**
Daniel D. Klasnick, Bell Atlantic Mobile of Massachusetts Corporation, Ltd. b/b/a Verizon Wireless, c/o Duval & Klasnick LLC, 16 Olde Farms Road, Boxford, MA 01921 representing owner Corporate Center of Braintree LLC, FP Giglio Enterprises, PO Box 850330, Braintree, MA 02185 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 1603B, to ballast mount eight (8) antennas on the rooftop of the building and side mount four (4) antennas to the proposed rooftop equipment shelter (paint to match) with remote radio heads, equipment shelter 10 ft. X 12 ft. located on the rooftop mounted on steel frame with rooftop mounted emergency backup generator. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 400 Washington Street, Braintree, MA 02184 and is within a General Business District, as shown on Assessors Map #2024, Plot 62, and contains a land area of +/-58,806 sq. ft.
- #14-26 236-240 Wood Road**
Attorney Frank A. Marinelli representing Wood on Wood Road, Inc., (Thomas Sullivan, President, c/o ANO, LLC, 3000 John Deere Road, Toano, Virginia 23168), for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct the PAD and alternative fuel filling station (hydrogen fuel). The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 236-240 Wood Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map #2053B, Plot 6, and contains a land area of +/-147,233 sq. ft.
- #14-27 539 Granite Street**
Sam Fathalla, 539 Granite Street, Braintree, MA 02184 representing owner F.X. Messina, 400 Franklin Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2 (1)(d) to install second ground sign with cabinet dimensions 36 in. x 80 in. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 539 Granite Street, Braintree, MA 02184 and is within a General Business District Zone as shown on Assessors Map # 2042, Plot 1, and contains a land area of +/- .544 acres.

OTHER BUSINESS: