



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
JANUARY 28, 2014

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, January 28, 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 January 8, 2014 (rescheduled from December 17th due to weather conditions).

NEW PETITIONS

The following petition will be heard by the Zoning Board of Appeals on Tuesday, January 28, 2014 at 7:00 P.M. at Town Hall, (Johnson Chambers, second floor), One JFK Memorial Drive, Braintree, Massachusetts 02184.

#14-1

54 Davis Road

Salvatore Montillo, 7 Summer Street, Medfield, MA 02052 representing owner Gerardo and Elena Montillo, 54 Davis Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to raze existing structure and build new structure conforming to zoning setbacks and new code. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 54 Davis Road, Braintree, MA 02184 and is within a Residential A District, as shown on Assessors Map 2042, Plot 60, and contains a land area of +/-20,000 sq. ft.

#14-2

1107 Liberty Street

Siu Wong, 1107 Liberty Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to sell a piece of land to neighbor at 11 Trainor Drive, Braintree, MA 02184. The total lot size after selling will be under the minimum lot size of 15,000 sq. ft. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 1107 Liberty Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1098, Plot 5M, and contains a land area of +/-15,065 sq. ft.

#14-3**236-240 Wood Road**

Thomas Sullivan, President, 40 F9 Properties, Inc., 300 John Deere Road, Torno, VA 23168 representing Wood On Wood Road, Inc., 236-240 Wood Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 9, Section 904.2(5) to approve and/or validate an existing internally illuminated sign cabinet, 4-feet high by 20 feet wide, and related signage (collectively the "wall signage"), which is attached to the southeasterly (expressway) –facing façade of the existing building at 240 Wood Road. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be 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 +/-3.377 acres.

#14-4**459 West Street**

Attorney Carl R. Johnson III, 45 Braintree Hill Office Park, Suite 303, Braintree, MA 02184 representing 459 West Street LLC, c/o 110 Oak Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 609 for one (1) acre minimum lot size for six (6) lots of a proposed eight (8) lot subdivision. The proposed subdivision meets Residence A Dimensional and Density requirement and will conform to the goals and objectives of Watershed RA and 135-609 except for the minimum lot size for 6 of 8 lots or other appropriate relief. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 459 West Street, Braintree, MA 02184, and is within a Residential A Watershed District Zone, as shown on Assessors Map 2042, Plot 13, and contains a land area of +/-6.228 acres.

#14-5**69 Tenney Road**

Diane Vo, 199 Scoosett Road, Pembroke, MA 02359, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to demolish existing one-family house and erect a new one-family with two-car garage. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 69 Tenney Road, Braintree, MA 02184, and is within a Residential B District Zone, as shown on Assessors Map 1005, Plot 58, and contains a land area of +/-9,586 sq. ft.