



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

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, October 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 September 23, 2014

OLD BUSINESS:

NEW PETITIONS:

Petition #14-30

400 West Street

James F. Rader, Manager, 400 West, LLC, c/o Rader Properties, Inc., 80 Washington Street, Norwell, MA 02061 representing owner of 400 West Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to subdivide a portion of lot 1 (Parcel "A") to be combined with Parcel "B". 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 West Street, Braintree, MA 02184 and is within a Residential A Watershed District Zone, as shown on Assessors Map 2048, Plots 6 & 7, and contains a land area of +/-26,926 S.F.

Petition #14-31

340 Wood Road

Verizon Wireless represented by Mathew Whitehead, Esq., McLane Law Firm, 900 Elm Street, Manchester, NH 03101, representing owner Jumbo Capital Management LLC, Trustee of Wood Road Realty Trust, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603(A)(1) to install a small cell wireless facility on the rooftop. 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 340 Wood Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown Assessors Map 2053C, Plot 0-1J, and contains a land area of +/-4.31 acres.

Petition #14-32

34 Thayer Road

Gabriel and Alivia McHugh, 34 Thayer Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct mud room addition to connect existing dwelling with

existing detached garage. 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 34 Thayer Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3004, Plot 20, and contains a land area of +/-9,731 sq. ft.

OTHER BUSINESS: