



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

January 26, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, January 26, 2015 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 December 22, 2015 Zoning Board of Appeals hearing minutes

OLD BUSINESS:

Petition #14-33 639 Washington Street (Bonnie Tan)

Petition #15-10 60-80 Campanelli Drive (Thayer Academy)

Petition #15-52 120 Plain Street (Braintree Electric Light Department)

NEW PETITIONS:

Petition #15-53 33 Wildwood Avenue

Robert Gabriel, 20 Christina Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701 to extend foundation six inches into side yard area. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 33 Wildwood Road, Braintree, MA 02184 and is within a Residential B Watershed District Zone, as shown on Assessors Map 1079, Plot 14, and contains a land area of +/- 17,000 sq. ft.

Petition #15-54 340 Wood Road

Derric Small, 51 Dobson Road, Braintree, MA 02184 (owner of property, Jumbo Capital Management, LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 904 to relocate an existing ground sign to a new location on the subject property. 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 on Assessors Map 2053C, Plot 1J, and contains a land area of +/- 4.31 acres.

Petition #15-55 27 Woodedge Lane

Todd and Mary Ann Jackle, 90 Harness Lane, Braintree, MA 02184 (owner of property, Paul Mahony) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, and 701 to demolish an existing 1,268 sq. ft. single family dwelling and construct a two-story, 2,800 sq. ft. single family dwelling with farmer's porch. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 27 Woodedge Lane, Braintree, MA 02184 and is within a Watershed B

District Zone, as shown on Assessors Map 1056, Plot 17, and contains a land area of +/- 14,026 sq. ft.

Petition #15-56 533 Commercial Street

Cuc T. Tran, 533 Commercial Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct a 336 sq. ft., 1 story addition, within the existing building footprint. 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 533 Commercial Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3057, Plot 7 and contains a land area of +/- 7,971.48 sq. ft.

Petition #15-57 84 Inglewood Street

Jeffrey Keyes Carpenters, 25 Raleigh Road, Weymouth, MA 02189 (owner of property, JT's Redo, LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish an existing 816 sq. ft. single family dwelling and construct a two-story, approximately 36 ft. x 24 ft., +/- 1,536 sq. ft. single family dwelling. 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 84 Inglewood Street, Braintree, MA 02184, and is within a Residential B District Zone, as shown on Assessors Map 3039, Plot 74, and contains a land area of +/- 3,600 sq. ft.

Petition #15-58 7 Pantano Street

Joseph DeGraan, 7 Pantano Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct a +/- 890 sq. ft., 1.5 story addition, within the existing building footprint. 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 7 Pantano Street, Braintree, MA 02184, and is within a Residential B District Zone, as shown on Assessors Map 3064, Plot 31, and contains a land area of +/- 7,710.12 sq. ft.

Petition #15-59 360 Wood Road

Haemonetics Corporation (formerly Latham Labs, Inc.), 400 Wood Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 904 to relocate an existing ground sign to a new location on the subject property. 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 360 Wood Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053C, Plot 1F, and contains a land area of +/- 14.18 acres.

Petition #15-60 64 Davis Road

Dung Nguyen, 64 Davis Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 609 and 701 to demolish an existing 1,440 sq. ft. single family dwelling and construct a two and half story, +/- 4,424 sq. ft. single family dwelling. 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 64 Davis Road, Braintree, MA 02184, and is within a Watershed A District Zone, as shown on Assessors Map 2042, Plot 64, and contains a land area of +/- 20,000 sq. ft.

OTHER BUSINESS:

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.