



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

September 28, 2015

(Rescheduled from September 15, 2015)

The following petitions will be heard by the Zoning Board of Appeal on Monday, September 28, 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 August 25, 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 #15-21 79 Wyman Road (Michael and Kathy Ramsey)

NEW PETITIONS:

Petition #15-24 147 Old Country Way

John M. Moran, 147 Old Country Way, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701 to construct a one-story, 14 ft. x 17 ft., three-season enclosed sunroom. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 147 Old Country Way, Braintree, MA 02184 and is within a Residential B Watershed District Zone, as shown on Assessors Map 1056, Plot 98, and contains a land area of +/-15,221 sq. ft.

Petition #15-25 42 Howie Road

Michael Rubino, 42 Howie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a 2nd floor addition (1,150 sq. ft.), a front porch addition (6ft. x 36ft.), a garage addition (3'ft x 24ft.), and a rear addition (8ft. x 16ft.). The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located 42 Howie Road, Braintree, MA 02184 and is within a Residential B

District Zone, as shown on Assessors Map 2032, Plot 42, and contains a land area of +/-7,675 sq. ft.

Petition #15-26 33 Wildwood Road

Robert Gabriel, 20 Christina Drive, Braintree, MA 02184 (owners, Robert and Patricia Sullivan) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701 to demolish existing single family dwelling and construct a new 2,204 sq. ft. single family dwelling with two car garage. 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.

OTHER BUSINESS:

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