



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

February 24, 2015

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, February 24, 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 minutes of Appeals Board Hearing February 3, 2015 (*rescheduled from January 27th due to weather*)

OLD BUSINESS:

NEW PETITIONS:

#15-3 80 Independence Avenue

Patricia A. Folta of Signature Signs, 36 Finnell Drive #3-5, Weymouth, MA 02188, representing owner RCAB, Archbishop Williams High School, Inc., 80 Independence Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 903A(2) to install (1)Freestanding Single-sided 36 inch high X 72 inch wide full color digital board at the corner of the lot at the Washington Street and Independence Avenue intersection. The property currently has (1) existing freestanding double-faced, non-illuminated Main ID sign located on the Washington Street side of the property. The applicant seeks a permit, variance and/or finding that the alteration is not more detrimental to the neighborhood. The property is located at 80 Independence Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2068, Plot 45, and contains a land area of +/-4.6 acres.

#15-4 727 Granite Street

Kathleen Ready of Signature Signs, 36 Finnell Drive #3-5, Weymouth, MA 02188 representing owner General Manager Francis X Messina, Sr. V.P., Granite Plaza Limited Partnership, Wildwood Estates at Braintree, Inc., 400 Franklin Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2A(1)(6)(d)(g) to add an Aluminum Sign with Black Halo-Lit letters. The Aluminum backer panel will be 17 inches high X 120 inches wide with the cap letter height being 12 inches high and the small cap letters at a 10 inch high letter height. . The applicant seeks a permit, variance and/or finding that the alteration is not more detrimental to the neighborhood. The property is located at 727 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2048, Plot 32, and contains a land area of +/-571.942 sq. ft.

#15-5 77 Brewster Avenue

Steven AuCoin owner 77 Brewster Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to raise existing floor level on existing foundation by 1 foot, add two-car garage and Farmer's porch. The applicant seeks a permit, variance and/or finding that the alteration is not more detrimental to the neighborhood. The property is located at 77 Brewster Avenue, Braintree, MA 02184 and is within a Residential B Watershed District Zone, as shown on Assessors Map 1078, Plot 12, and contains a land area of +/-9,866 sq. ft.

OTHER BUSINESS:

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