



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

May 27, 2008

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, May 27, 2008, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts.

TABLED PETITIONS

08-21 WBF Braintree Equity Partners, LLC of 700 Technology Park Drive, Suite 102, Billerica, Massachusetts, regarding property located at 214-222 Forbes Road, Braintree, Massachusetts, for relief from ByLaw requirements under Chapter 135, Sections 403, 407, 701. While reserving all rights as to allowance of child care, to grant such variances and other relief for the site and child care use (a use of right to be located on the first floor at 222 Forbes Road) with outside enclosed play area. To grant such variances and other relief to install/construct child care and play area; all in accordance to the plans of record. The property is located in a Highway/Business District as shown on Assessors Plan 2053B; Plot 3A; and contains 8.3 acres +/- of land.

NEW PETITIONS

08-24 Thomas & Marion Fallon of 21 Mount Vernon Avenue, Braintree, Massachusetts, for relief from Bylaw requirements under Article 4, Chapter 135, Sections 402 and 403 and Article 7, Chapter 135, Section 701. The Applicant seeks a variance in order to replace a 13 x 18' deck and single story room with a 20.0 x 25.2' single story addition and 11 x 4' deck with stairs. The property is located at 21 Mount Vernon Avenue in a Residential B District as shown on Assessors Plan 2030; Plot 24; and contains 17,000 sq. ft. +/- of land.

08-25 89 Walnut Street Realty Trust, 30 Eastbrook Road, Suite 203, Dedham, Massachusetts 02026, for relief from Bylaw requirements under Article 4, Chapter 135, Sections 402 and 403 and Article 7, Chapter 135, Section 701. The Applicant seeks a variance in order to construct a new dwelling within rear line setbacks. The property is located at 89 Walnut Avenue in a Residential B District as shown on Assessors Plan 3020; Plot 14; and contains 6,980 sq. ft. +/- of land.

08-26 Five Star Quality Care, 400 Centre Street, Newton, Massachusetts 02458 for relief from Bylaw requirements under Article 8, Chapter 135, Section 806. The Applicant seeks a variance in order to reduce the number of required parking spaces on site. The property is located at 250 Pond Street in a Residential B District as shown on Assessors Plan 1044; Plot 03; and contains 454,351 sq. ft. +/- of land.

08-27 MetroPCS Massachusetts, LLC, 36 Prospect Street, Reading, Massachusetts 01867, for relief from Bylaw requirements under Article 16, Chapter 135, Sections 1603(B) and Article 4, Chapter 125, Section 407. The Applicant seeks a variance in order to install a building-mounted wireless communications link consisting of six (6) antennas and ancillary equipment on the roof. The property is located at 639 Granite Street in a Commercial District as shown on Assessors Plan 2048; Plot 15A; and contains 3.570 acres. +/- of land.

08-28 MetroPCS Massachusetts, LLC, 36 Prospect Street, Reading, Massachusetts 01867, for relief from Bylaw requirements under Article 4, Chapter 135, Sections 401, 403 (A), 407 and Article 16, Chapter 135, Section 1603 (C) (1) (a); 1603 (c) (2) (d); 1603 (c) (2) (1-1); 1603 (c) (2) (h). The Applicant seeks a variance in order to install three (3) wireless communications antennas at the 84' AGL on an existing 132' AGL monopole and to install two (2) equipment cabinets on a 3x9' concrete pad. The property is located at 300 River Street in a Commercial District as shown on Assessors Plan 2009; Plot 14; and contains 19 acres. +/- of land.

08-29 Braintree Property Associates L.P. c/o Simon Property Group, Inc., 225 West Washington Street, Indianapolis, Indiana for relief from Bylaw requirements under Article 4, Chapter 135, Section 407 and Article 7, Chapter 135, Sections 709 and 701 (3). The Applicant seeks a variance from height requirements for the proposed Nordstrom Department Stores and roof parapet to demolish an existing 4-story structure and replace with a 3-story structure matching the elevations of the first and second level of the existing mall concourse. . The property is located at 250 Granite Street in a Highway/Business District as shown on Assessors Plan 2089; Plots 21 and 22 and Plan 2039; Plot 93D and contains 111.67 acres +/- of land.