



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
December 27, 2011

The following petition will be heard by the Zoning Board of Appeals on Tuesday, December 27, 2011, at 7:00 P.M. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing November 22, 2011.

OLD BUSINESS:

#10-13 **197 Quincy Avenue**
T-Mobile request to extend variance for monopole at 197 Quincy Avenue.

NEW PETITIONS

#11-51 **39 Vinedale Road**
Peter J. Williams, Vine Associates, GZA, representing the Metropolitan Yacht Club, 39 Vinedale Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-402, 407,701 to obtain setback relief from the minimum rear yard setback of 30 feet for the installation of two timber piers that will extend beyond the rear property line into the Weymouth Fore River. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 39 Vinedale Road, Braintree, MA 02184 and is an Open Space Conservation District, as shown on Assessors Map 3038, Plot 44, and contains a land area of +/-1.23 Acres.

#11-52 **444 Quincy Avenue**
Chester Sherman, LLC, representing Daniel J. Quirk, 444 Quincy Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 407, 904.2(5) to remove two (2) wall signs, "Quirk Chevrolet" and "Service reception" (currently existing) and replace with three (3) smaller wall signs and Chevrolet emblem as part of General Motors program. The new proposed signage will result in less, or significantly less, wall signage (on the Quirk Chevrolet northerly façade) as compared to the Quirk Chevrolet wall signage that currently exists on the northerly Chevrolet façade. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The

property is located at 444 Quincy Avenue and is in a Highway Business District, as shown on Assessors Map 3049, Plot 6, and contains a land area of +/-12.36 Acres.

#11-53

350 Grossman Drive

Doug Merritt, Professional Permits, 115 S. Main St., Ste. 203, Mishawaka, IN 46544, representing Kmart Corporation, 350 Grossman Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-904.2(g) , and wall signs section (5) subsection (b) to allow for a secondary wall sign where the ordinance allows for business to have one (1) business wall identification sign as well as seeking approval to allow for the main ID wall sign to be 6' OAH where the ordinance only allows for a sign to be 4' OAH. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 350 Grossman Drive, Braintree, MA 02184 and is in a Highway Business District, as shown on Assessors Map 2019, Plot 1, and contains a land area of +/- 34.36 Acres.

OTHER BUSINESS

EXECUTIVE SESSION:

Pending litigation.