



BOARD OF APPEAL UNDER THE ZONING BY - LAW BRAintree, MASSACHUSETTS

AGENDA AUGUST 28, 2012

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, August 28, 2012 at 7:00 P.M. at Town Hall, (Fletcher Hall meeting room, basement level), One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing July 24, 2012.

OLD BUSINESS

- #12-26 136 Pleasant View Avenue
- #12-29 639 Granite Street (Eda's Café)

NEW PETITIONS

#12-34 0 Hancock/10-40 Plain Street

Kristen LeDuc, Agent for T-Mobile Northeast, LLC, 15 Commerce Way, Norton, MA 02766, representing owner Hollingsworth Pond LLC, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603(B) to modify its existing wireless communications facility on the rooftop of the building. 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 0 Hancock/10-40 Plain Street, Braintree, MA 02184 and is within a Commercial District Zone, as shown on Assessors Map 1031, Plot 5, and contains a land area of +/-1,270,209 sq. ft.

#12-35 100 Grossman Drive

Kristen LeDuc, Agent for T-Mobile, 15 Commerce Way, Norton, MA 02766, representing owner Braintree Executive Park LLC, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603(B) to modify its existing wireless communications facility on the rooftop of the building. 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 100 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2019, Plot 1N, and contains a land area of +/-207,679 sq. ft.

#12-36 531-533 Pond Street

Kristen LeDuc, Agent for T-Mobile, 15 Commerce Way, Norton, MA 02766, representing the owner RMT Braintree LLC, for relief from Bylaw requirements under Chapter 135, Sections 135, 403, 407, 1603(B) to modify its existing wireless communications facility on the rooftop of the building. 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 531-533 Pond Street, Braintree, MA 02184 and is within a

Commercial District Zone, as shown on Assessors Map 1038, Plot 10, and contains a land area of +/-260,488 sq. ft.

#12-37

639 Granite Street

William Hanrahan, Agent for T-Mobile, 15 Commerce Way, Norton, MA 02766, representing owner 639 Granite LLC, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603(B) to modify equipment: replacing six (6) like-for-like antennas of similar size in same location. No increase in equipment and no change in heights. 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 639 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2048, Plot 15A, and contains a land area of +/-3.57 acres.

#12-38

100 Grandview Road

Kristen LeDuc, Agent for T-Mobile, 15 Commerce Way, Norton, MA 02766, representing the owner 128 South Associates LP, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603(B) to modify its existing wireless communications facility on the rooftop of the building. 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 100 Grandview Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053, Plot 1T, and contains a land area of +/-199,940 sq. ft.

12-39

400 Washington Street

Kristen LeDuc, Agent for T-Mobile, 15 Commerce Way, Norton, MA 02766, representing the owner Corporate Center of Braintree, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 1603(B) to modify its existing wireless communications facility on the rooftop of the building. 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 400 Washington Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 2024, Plot 62, and contains a land area of +/-58,631 sq. ft.

#12-40

67 Walnut Avenue

Tom Le, 67 Walnut Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to add two decks: first floor (16' X 16') and second floor (4' X 10'). 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 67 Walnut Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3020, Plot 11, and contains a land area of +/-14,240 sq. ft.

#12-41

50 Forbes Road

Jason Parillo, Back Bay Sign for Everbrite, 425 Riverside Avenue, Medford, MA -2155, representing owner Carpenter & Company, Inc., 20 University Road, Cambridge, MA 02138 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2(5) to allow "Vitamin Shoppe" to install a second 27.74 sq. ft. sign on the side elevation of the building. 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 50 Forbes Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2043, Plot 0 1, and contains a land area of 5.36 Acres.

#12-42

250 Granite Street (California Pizza Kitchen)

John Connors, c/o Batten Bros., Inc., 893 Main Street, Wakefield, MA 01880, representing owner Simon Properties, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2(A)(4) to modify existing wall sign previously allowed in case #10-27 and mount on a bracket at 90 degrees to storefront elevation allowing sign to project over the public way. 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 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2089, Plot 22, and contains a land area of +/-111.67 Acres.

#12-43

Church Street, 178 Washington Street, 96 Church Street and 90 Church Street, consecutively

Attorney Frank A. Marinelli, representing G.B. New England 2, LLC, 14 Breakneck Hill Road, Suite 101, Lincoln, RI 02865, (owners Plimit Properties LLC, Michael A. Shea and Gregory M. Shea, Trs.), for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to redevelop the site shown on filed plans for a CVS retail store and pharmacy, with drive-through and to grant such variances and other relief as necessary to allow the redevelopment. 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 Church Street, 178 Washington Street, 96 Church Street and 90 Church Street and is within a General Business District Zone, as shown on Assessors Map 2062, Plots 27, 27A & 27B and Assessors Map 2064, Plot 5A, and contains a land area consecutively of +/-73,017 sq. ft.

OTHER BUSINESS