



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
February 28, 2012

The following petition will be heard by the Zoning Board of Appeals on Tuesday, February 28, 2012 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 January 24, 2012.

OLD BUSINESS

#12-3 165 Hancock Street
Aaron Katz, Manager, Win-Win Properties, LLC, 165 Hancock Street, Braintree, MA 02184

NEW PETITIONS

#12-07 20-60 Forbes Road
Attorney Frank Marinelli, representing Karma Trustee LLC, Trustee of Karma Nominee Trust, c/o Carpenter & Co., 20 University Road, Cambridge, MA 02138 for relief from Bylaw requirements under Chapter 135, Article 9, Sections 135-904 to install two (2) new pylon/ground signs, each approximately 96 sq. ft. and including directory panels, one such 96 sq. ft. pylon/ground sign to be located at easterly curb cut (retail/restaurant area) and the other 96 sq. ft. pylon/ground sign to be located at the site's northwesterly curb cut, and an additional pylon/ground sign (approximately 28 sq. ft.) to be located at generally south of the hotel near its entry. Also to allow applicant to modify the existing pylon/ground sign (approximately 107 sq. ft.) located at the site's southeasterly curb cut, including modification of the existing sign's panels. Also, to install ten (10) first floor level wall signs (each wall sign to be approximately 28 sq. ft.), one for each of the proposed ten (10) first floor retail or restaurant spaces at 30 Forbes Road, and to install two upper level (2nd floor) retail or restaurant wall signs, one on the easterly façade and one on the southerly façade of 30 Forbes Road, each of the two (2) additional wall signs to be approximately 60 sq. ft. Also to install two (2) wall signs for the hotel located at 50 Forbes Road, each of the two (2) hotel wall signs to be approximately 66 sq. ft., and one wall sign to be located on the northerly façade of the hotel and the other wall sign to be located on the easterly façade of the hotel. 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 20-60 Forbes Road, Braintree, MA 02184, and is within a Highway Business District, as shown on Assessors Map 2043, Plots 1 and 1A, and contains a land area of +/-10.21 Acres.

#12-08**37 Town Street**

Robert Berry, 37Town Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to add a dormer to the front and rear of existing house. The dwelling is currently a nonconforming structure as it is within the 20 foot setback requirement for its zone (located approximately 14.3 feet from the street line). The dormer at the front of the house will be located approximately 16 feet from the street line, but is within the footprint of the existing house. 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 37 Town Street, Braintree, MA 02184 and is within a Residential B Watershed District, as shown on Assessors Map 1043, Plot 04A, and contains a land area of +/-27,780 Sq. Ft.

#12-09**825 Granite Street**

Attorney Frank Marinelli representing Sealcoating, Inc., 120 Industrial Park Drive,, Hingham, MA 02044 for relief from Bylaw requirements under Chapter 135, Sections 135-102, 403 to renovate, alter or improve the interior and exterior of the existing building and for approval by Planning Board Decision No. 11-08. 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 825 Granite Street, Braintree, MA 02184 and is within a Residential C District, as shown on Assessors Map 1032, Plot 3B, and contains a land area of +/-9.14 Acres.

#12-10**58 Mass. Avenue**

Pam and Robert Cosgrove, 44 Mass. Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct 38' X 19' rear addition, 4.8' X 18.3' side addition and combine 58 Mass. Avenue with adjoining vacant parcels. The new lot to contain 15,414 sq. ft. 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 58 Mass. Avenue, Braintree, MA 02184 and is within a Residential B Watershed District, as shown on Assessors Map 1080, Plot 30, and contains a land area of +/-15,414 Sq. Ft.

#12-11**250 Granite Street**

Jenn Robichard representing Barlo Signs, 158 Greeley Street, Hudson, NH for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2 to install one wall sign 15'.9" X 7'.11". 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, as shown on Assessors Map 2089, Plot 22, and contains a land area of +/-111.645 Acres.

#12-12**639 Granite Street**

Sprint Spectrum L.P., c/o Prince Lobel Tye LLP (Attn. Scott Lacy), 100 Cambridge Street, Boston, MA 02114 representing The Simon Companies, 639 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 1603(b)(4) to modify an existing wireless communication facility located on the rooftop of the building. A variance was granted for the original facilities since the property is within 500' of a residence, to the extent necessary, the applicant seeks a variance or an amendment to that variance (Case #00-05). 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, as shown on Assessors Map 2048, Plot 15A, and contains a land area of +/- 160,489 Sq. Ft.

#12-13**300 River Street**

Sprint Spectrum L.P., c/o Prince Lobel Tye LLP (Attn. Scott Lacy), 100 Cambridge Street, Boston, MA 02114 representing Crown Castle (tower owner) Town of Braintree (property owner), 1 JFK Memorial Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 1603(b)(4) to modify an existing wireless communication facility located on an existing tower located on the property. The existing tower is pre-existing, non-conforming. 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 300 River Street, Braintree, MA 02184 and is within an Open Space Conservation District, as shown on Assessors Map 2009, Plot 14, and contains a land area of +/- 46 Acres.

OTHER BUSINESS