



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

AGENDA

OCTOBER 28, 2008

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, October 28, 2008, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts.

OLD BUSINESS

Acceptance of minutes of Appeals Board Hearings September 30, 2008.

NEW PETITIONS

08-45 Lee Cofran of 49 Partridge Hill Road, Braintree, MA for relief from Bylaw requirements under Article 4, Chapter 135, Sections 135-403, 407, 701 to build a new house with in-law section on the property. The property is located at 49 Partridge Hill Road, Braintree, MA 02184 and is within a Residential A District as shown on Assessors Plan 2090; Plot 17, and contains 18,049 Sq. Ft. +/- of land.

8-46 Attorney Daniel Brennan of 50 Holt Road, Andover, MA 01810 representing property located at 250 Granite Street (#6549), Braintree, MA for relief from Bylaw requirements under Article 9, Chapter 135, Section 135-904.2 (5) to have additional signage saying "Mexican Grill" under original sign. The property is located at 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District as shown on Assessors Plans: 2039, Plot 93D, Plan 2089, Plot 21, Plan 2089, Plot 22, and contains 111.67 acres of land.

8-47 Brian R. Connelly of 10 Sunnyside Lane, Braintree, MA for relief from Bylaw requirements Under Chapter 135, Section 135-403 and Section 135-701 to build a two-story addition – garage with master suite on second floor. The property is located at 10 Sunnyside Lane, Braintree, MA 02184 a Residential B District as shown on Assessors Plan 1105, Plot 1C, and contains 15,004 Sq. Ft. +/- of land.

8-48 Symmons Industries (Hans Grabau, Factory Manager) of 31 Brooks Drive, Braintree, MA for relief from Bylaw requirements under Article 9, Chapter 135, Section 135-904.2 to install a sign that is larger in height (6') than the limit (4') set by the Zoning By-Laws of Braintree. The property is located at 11 Brooks Drive, Braintree, MA 02184 and is within a Highway Business District as shown on Assessors Plan 2053D, Plot 2C, and contains 116,536 Sq. Ft. +/- of land.

08-49 Braintree Property Associates, L.P. of 250 Granite Street, Braintree, MA for relief from Bylaw requirements under Chapter 135, Section 135-407 and Section 135-904.2 to replace the existing

non-conforming free standing pylon monument sign with a new substantially conforming 150.9 Sq. Ft. sign with interchangeable message panel (messages same as existing sign) for which authorization is requested as provided in Section 135-904.2 A.1.(e) or to take any other action or grant relief under the provisions of the Sign Ordinance. The property is located at 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District as shown on Assessors Plan 2089 - Plot 22, Plan 2039 - Plot 93D, Plan 2089 - Plot 21, and contains 111.67 acres of land.

08-50 Braintree Property Associates, L.P. Agent for Nordstrom, Inc. of 250 Granite Street, Braintree, MA for relief from Bylaw requirements under Chapter 135, Sections 135-407, Article IX, Section 135-904.2 for five wall signs which are larger in number and size than provided for in the Sign Ordinance. The proposed signs are proportional, identical and consist of separate letters each back lighted by halo lighting. The property is located at 250 Granite Street and is within a Highway Business District as shown on Assessors Plan 2089, Plot 22, Plan 2039, Plot 93D, Plan 2089, Plot 21, and contains 111.67 acres of land.

08-51 Louis R. and Diane L. Crook of 500 Grove Street, Norwell, MA for relief from Bylaw requirements under Chapter 135, Section 135-407, Section 135-806, Section 135-808 for sales and lease of two used vehicles, indoor display. The property is located at 8 Brookside Road, Braintree, MA 02184 and is within a General Business District as shown on Assessors Plan 3005, Plot 35, and contains 3,950 Sq. Ft. +/- of land.