



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

April 22, 2019

The Zoning Board of Appeal will meet on Monday, April 22, 2019 at 7:00 P.M. at Town Hall, Fletcher Hall (Basement Level), One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

### **OLD BUSINESS:**

#### **Petition #18-38**

**285-287 Washington Street (Offices at 285 Washington Street Braintree LLC)**

#### **Petition #18-38**

**22 Amherst Road (Robert G. McCarthy)**

### **NEW PETITIONS:**

#### **Petition #19-08**

#### **238-310 Grove Street**

John Fouracre c/o Unisign, 99 Pleasant Street, Northborough, MA 01532 (Owner, TRT Braintree II LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 904.1 to install an 84 sq. ft. illuminated "Crunch Fitness" wall sign; proposed wall sign exceeds the allowable sign height. The applicant seeks a variance and/or findings that the proposed sign will not be more detrimental to the neighborhood. The property is located at 238-310 Grove Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 1084, Plot 10 and contains a total land area of +/- 16.48 acres.

#### **Petition #19-09**

#### **1501 Washington Street**

Foxrock 1500 Campus Realty, LLC c/o Foxrock Properties, PO Box 690528, Quincy, MA 02269 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701 and Article VIII for parking relief associated with proposed use of existing 39,112 sq. ft. office building as a medical office building; site provides 162 off-street parking spaces and 261 off-street parking spaces are required. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 1501 Washington Street, Braintree, MA 02184 and is within a Watershed Highway Business Zoning District, as shown on Assessors Map 1053, Plot 12C, and contains a land area of +/- 7.53 acres.

#### **Petition #19-10**

#### **30 Morrison Road**

David W. Southwick, 39 Arnold Street, Quincy, MA 02184 (Owner: Anthony & Lisa Luneau) for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to raise existing rear detached garage, rear enclosed porch and side deck and construct two-story rear addition (additional 136 sq. ft. building footprint) at 30 Morrison Road; proposed project would intensify pre-existing nonconforming side and rear yard setbacks and is pre-existing nonconforming with regard to lot area, width, depth, side/front/rear yard setbacks and accessory structure (garage) setback. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood.

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*Reasonable accommodations will be provided for persons with disabilities. To request accommodations, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.*

The property is located at 30 Morrison Road, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2077, Plot 33 and contains a total land area of +/- 3,664 sq. ft.

**Petition #19-11**

**200-550 Grossman Drive**

Katie Dusseault c/o Walton Signage, 10101 Reunion Place, Suite 500, San Antonio, TX 78216 (owner of 450 Grossman Drive: 450 GD, LLC) for relief from Bylaw requirements under Chapter 135, Sections 407 and 904.2 to install 379.8 sq. ft. illuminated wall sign and 49 sq. ft. ground sign panel for tenant PGA Warehouse (450 Grossman Drive); proposed wall sign exceeds the allowable sign height and sign area. The applicant seeks a permit, variance and/or finding that the proposed signage is not more detrimental to the neighborhood. The property is located at 200-550 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2019, Plot 4-1, and contains a land area of +/- 34.36 acres.

**Petition #19-12**

**175 Campanelli Drive**

EIP Campanelli Parkway LLC, 20 Pickering Street, 2<sup>nd</sup> Floor, Needham, MA 02492 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 to construct a new handicap entry, new utilities, electric transformers, silo and other appurtenant site development features that would increase pre-existing nonconforming building coverage; building/site is pre-existing nonconforming as to the front/rear yard setbacks and building/lot coverages. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 175 Campanelli Drive, Braintree, MA 02184 and is within a Watershed Commercial Zoning District, as shown on Assessors Map 1034, Plot 01, and contains a land area of +/- 24.3 acres.

**OTHER BUSINESS:**

**Petition #18-11**

**639 Washington Street**

Request for Extension of Time to Exercise Decision #18-11 (Bonnie Tan)

**APPROVAL OF MINUTES:**

Acceptance of March 25, 2019 Zoning Board of Appeals hearing minutes.

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.