

Department of Planning and Community Development

Melissa M. Santucci, Principal Planner
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Joseph C. Sullivan
Mayor

PLANNING BOARD

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
Linda Cusick Woodman, Clerk
James Eng, Member
Darryl Mikami, Member

APPROVED

Braintree Planning Board
October 20, 2009
Town Hall – Johnson Memorial Chambers

Present:

Melissa Santucci, Principal Planner

Linda Cusick Woodman, Clerk
James Eng
Darryl Mikami

Acting Chair Cusick Woodman called the meeting to order at 7:05 P.M.
Roll Call: Mr. Eng, Mr. Mikami, Ms. Cusick Woodman all present

New/Old Business

Zoning Board of Appeal Petitions – October

74 Commercial Street/MetroPCS

Attorney Ricardo Sousa, Brian Eisens and Gerry Squires were present to represent the applicant. The proposal is to install a faux brick roof extension which will match the existing brick chimney to house three telecommunication antennae. The equipment will be stored in the basement.

The applicant's representatives showed a sample of the faux brick, explained that there is no room on the steeple for the installation and described the analysis of alternatives to installing the antennae on the rectory roof [church steeple, Sacred Heart steeple and elementary school, Royal Rehabilitation and Nursing Center, Union Towers, 1545 Washington Street, 20 Mill Lane and the Chair Fair building]. No alternative was viable.

Ms. Cusick Woodman asked if Attorney Sousa felt there would come a day when the industry ran out of buildings on which to install the telecommunications equipment [possibly] and if the equipment installed on roofs, etc. acted as lightning rods [No, they are lightning-protected.]. She added that she likes the faux chimney.

Mr. Mikami asked about the expected revenue [\$1500 - \$2250/month] and if this installation could accommodate another carrier [no].

Ms. Santucci asked if the coverage sheets provided with the application indicated there is overlap coverage [yes].

There ensued a fairly long discussion about the revenue stream that could be generated if the Town allowed telecommunications equipment to be installed on municipal buildings. This resulted in Mr. Mikami suggesting that the Board write to the Town Solicitor requesting a preliminary report on movement on this issue by November 30th.

Motion by Mr. Eng, second by Mr. Mikami to recommend that the Zoning Board of Appeal approve the application for a use variance.

Vote: 3/0

300 Grove Street/Agnoli Sign Company, Inc.

Christine Moreau was present to represent the sign company who has applied to the Zoning Board of Appeal to install four secondary wall signs on Stop and Shop's façade. She stated that the square footage of all the new signs is less than the square footage of the old signage.

Ms. Santucci visited the site and provided a detailed analysis of the materials submitted for the variance and the requirements of the Zoning Bylaw. Her analysis concludes that the secondary wall signs are not permitted as they are on the same façade as the main signage.

A lengthy discussion ensued about the fact a new, large sign which exceeds the allowable square footage has been installed on the façade. The discussion centered on the fact the applicant was not familiar with the requirements of the Zoning Bylaw [and should have been] and the fact that the applicant relied on the Building Department for guidance [and received a sign permit for the large replacement sign].

The applicant's representative asked for guidance on how to proceed, in view of the fact she has a permit for the new sign which does not meet the Bylaw requirements.

Motion by Mr. Eng, second by Mr. Mikami to send an unfavorable vote on the request for relief to the ZBA.

Vote: 3/0

Request for Release of Surety – 250 Granite Street/Braintree Property Associates [08-3]

Ms. Santucci informed the Board that the applicant had submitted a bond in the amount of \$150,000 in conjunction with the approval of the application for The Cheesecake Factory. Said bond was for cleaning the brook that traverses the Plaza property. However, the Conservation Commission did not approve the applicant's request to do so. Since the authorization to work in the brook was not granted, the work has not been done and the applicant has requested that the bond be released.

There has been discussion for several months [among the applicant, Town administration, Town Engineer and Planning Board staff] regarding the possibility of some of the bond monies being used for work in Common Street which the Town Engineer would like to see completed. In conjunction with Planning Board approval for the Nordstrom project [08-3], the applicant provided funding for Common Street improvements. This proved insufficient to undertake all the work which Town Engineer recommended and he requested the use of some of the bond for that purpose.

In view of the absence of a full Board, those in attendance wished to table the discussion to the next meeting.

Acceptance of Planning Board Meeting Minutes - October 5, 2009

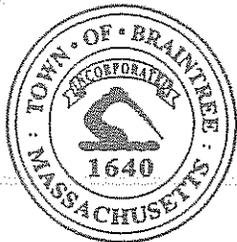
Motion by Mr. Eng, second by Mr. Mikami to approve the minutes.

Vote: 3/0

Motion by Mr. Eng, second by Mr. Mikami to adjourn at 8:30 P.M.

Respectfully submitted,

Linda Raiss



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238-300 Grove Street/Town Fair Tire
Modification to Planning Board Decision 89-17 and New Use Special Permit

Acting Chair Cusick Woodman opened the public hearing and read the legal advertisement. Staff informed the members of the Board that the applicant wished to continue the hearing in the absence of a full Board and the need for a supermajority vote on the application.

Motion by Mr. Eng, second by Mr. Mikami to continue the hearing to November 2, 2009 at 7:00 P.M.
Vote: 3/0

Respectfully submitted,

Linda Raiss