

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
FEBRUARY 8, 2006

Chairman Pellegrine called the meeting to order at 7:04 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Singer-Bansal,
Wright

Alternates – Accorsi, Clauson, Gotch

DAVID B. CHENEY – 7:00 PM

To hear comments on the application of David B. Cheney, 114 Stafford Rd, for a Variance of Art. VIII, Sec A Dimensional Requirements, lot frontage, to break off an existing house with required 150' frontage and lot area, creating an additional building lot with non-conforming 98' frontage.

Mr. Cheney stated that many of the houses in this area have similar frontage; therefore this new lot would not be a detriment to the neighborhood. He feels that his hardship is caused by the property bordering his to the west, a 6+-acre lot, which is wetlands and is not buildable land. He tried to purchase this property from SNET but their asking price was unrealistic and his counter offers were turned down. SNET later gave the land to the Town of Mansfield and Mr. Cheney has been unsuccessful in his attempts to purchase it. There had also been some discussion on swapping pieces of land with the Town, but that has not worked out either.

He would like to put in a road leading to a single-family structure, which would be built back from the road, on approximately 5 acres of land.

A Neighborhood Response Sheet was received with his abutter's signatures, showing no objections.

Business Meeting:

It was decided that this hearing would be continued in order to give the applicant an opportunity to submit a written proposal to the Town of Mansfield for acquisition of the 52' of land needed to make this a conforming lot, and time for the Town to respond to the request.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD ON
DECEMBER 14, 2005**

Wright moved, seconded by Fraenkel to approve the minutes of December 14, 2005 with correction.

All in favor.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Julie Wright
Secretary