

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

Chairman Pellegrine called the meeting to order at 7:05 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

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

Alternates – Gotch

Absent: Accorsi, Clauson

**DAVID B. CHENEY (CONTINUANCE) – 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.

Correspondence was received from Mr. Cheney requesting a continuance in order to give the Town additional time to act on his offer to purchase adjacent property.

**Business Meeting:**

Katz made a motion to accept Mr. Cheney's application to continue hearing, seconded by Wright. So passed unanimously. Pellegrine will notify Mr. Cheney of time restraints involved.

A discussion ensued regarding time restraints for hearings. Pellegrine distributed copies of the General Statutes outlining time limits in regards to hearings and decisions that she received from Town Attorney, Dennis O'Brien.

**MCRA, LLC (SCHEDULED FOR 8:00 PM)**

Mr. McCarthy discussed withdrawing his application, but decided on a continuance instead. At Pellegrine's request, he submitted his request in writing.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD ON  
FEBRUARY 8, 2006**

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Wright moved, seconded by Fraenkel to approve the minutes of February 8, 2006, as presented.

All in favor.

**STEVEN POTTER – 7:30 PM**

To hear comments on the application of Steven Potter, 42 North Windham Rd, for a Special Exception of Art. IX, Sec. C.2.b Non-conforming Structures, Expansions/Alterations, to construct a 19'x14' addition onto an existing non-conforming house structure.

The addition will be at the rear of the house, off of the kitchen, and will consist of a family room with an unfinished basement. The addition will be within 28' of rear property line. Construction has already begun on addition.

A Neighborhood Opinion Sheet was submitted, showing no objections. Applicant did not attempt to contact the federal government because he was told that he would not receive a reply.

**Business Meeting:**

Fraenkel moved to approve the application of Steven Potter, 42 North Windham Rd, for a Special Exception of Art. IX, Sec. C.2.b Non-conforming Structures, Expansions/Alterations, to construct a 19'x14' addition onto an existing non-conforming house structure, as shown on submitted plan.

All in favor.

Reasons for approval:

Will not adversely affect neighboring property owners

**ADJOURNMENT**

Pellegrine stated that she would stay to notify anyone who may come for the 8:00 p.m. MCRA, LLC hearing that a continuance had been granted.

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

Respectfully Submitted,

Julie Wright  
Secretary