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MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JUNE 14, 2006

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Accorsi, Clauson, Fraenkel, Gotch, Katz, Pellegrine, Singer-Bansal, Wright

STEPHEN BARTOK – 7:00 PM

To hear comments on the application of Stephen Bartok, 289 Stafford Rd, for a Special Exception of Art. IX, Sec. C.2.b Non-Conforming Structures, Expansions/Alterations, to construct a 16'x20' garage addition.

Mr. Bartok proposes to build a 16x20' garage addition which would be attached to existing garage. Existing house is 21' from street, which is nonconforming to 50' front yard setback. Proposed garage addition would be 35' from street. The siding will be the same on the house and both garages. No driveway changes are planned.

A Neighborhood Opinion Sheet was submitted, showing no objections from abutters.

BUSINESS MEETING

Bartok Application:

Katz made a motion to approve the application of Stephen Bartok, 289 Stafford Rd, for a Special Exception of Art. IX, Sec. C.2.b Non-Conforming Structures, Expansions/Alterations, to construct a 16'x20' garage addition, as shown on submitted plan.

All in favor.

Reasons for approval:

- Will not adversely affect neighborhood

- Addition will be attractive

Jacobsen Application:

Pellegrine notified committee that Mr. Jacobsen withdrew his application. Fraenkel made a motion to accept his withdrawal without prejudice, seconded by Katz. All in favor.

Approval of Minutes from April 11, 2006 & May 10, 2006 Meetings:

Wright moved, seconded by Fraenkel to approve the minutes of April 11, 2006, as presented and May 10, 2006 with 1 correction.

All in favor.

Revised Neighborhood Opinion Sheet:

There was a question as to whether or not it was still necessary to have Dealers/Repairers Licenses on this form. Pellegrine will check into it further. Otherwise, we will start to use the new revised form.

JOHN & BARBARA TROYER (CONTINUANCE) – 7:30 PM

Accorsi will continue to act as voting member of the Zoning Board of Appeals for this hearing.

A Neighborhood Opinion Sheet was submitted, showing no objections from abutters.

BUSINESS MEETING

Troyer Application:

Fraenkel moved to approve the application of John & Barbara Troyer, 840 Mansfield City Rd, for a Special Exception of Art. IX, Sec. C.2.b Non-conforming Structures, Expansions/Alterations, to construct a 2-car garage and mudroom addition, as shown on submitted plan

All in favor.

Reasons for approval:

- Will increase property values
- Will not cause any negative affects on neighborhood

ADJOURNMENT

Meeting was adjourned at 7:34 p.m.

Respectfully Submitted,

Julie Wright