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VOL 4, PG 135

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
AUGUST 9, 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

**MIN LIN – 7:00 P.M.**

To hear comments on the application of Min Lin, 71 Separatist Rd, for a Variance of Art. VIII - A Schedule of Dimensional Requirements, to divide a 3.1 acre piece of property with two existing houses into two separate lots, one for each residence.

The property was purchased with the 2 existing houses, each with its own septic system, well, and house number. The small house, which is used as rental property, was built in 1948 and the larger house in 1963. Applicant spoke to zoning agent in September of 2005 about dividing the lot but did not pursue it due to time constraints and weather. Proposed new lot line would have met minimum requirements prior to change in zoning regulations on May 31, 2006.

A Neighborhood Opinion Sheet was received showing no objections from neighbors. A letter was received from Uwe & Helen Koehn of 83 Separatist Road expressing concerns over lack of information regarding the hearing, septic system issues and types of allowable usage of property, if divided. They would not be available to attend the hearing. Pellegrine responded to Koehn's letter, stating that their concerns would be addressed at the hearing.

Hearing was continued until August 23, 2006 to give applicant opportunity to obtain documentation of Health Department's approval for septic systems.

**SALLY DOYEN & ROBERT HENNING – 7:30 P.M.**

To hear comments on the application of Sally Doyen & Robert Henning, 166 Moulton Rd, for a Special Exception of Art. IX, Sec. c.2.b Non-conforming Structures, Expansions/Alterations, to put an addition on an existing, non-conforming garage.

The house is a 1750, cod style, 1900 square foot structure with a separate garage. Applicants are seeking approval to expand garage for 2<sup>nd</sup> car and workshop.

A Neighborhood Opinion Sheet was received, showing no objections.

Hearing was continued until August 23, 2006 so applicants may contact an additional abutter who had not been notified of hearing.

### **GAS STATIONS & REPAIRERS BUSINESSES**

Pellegrine received information from Town Attorney, Dennis O'Brien, referring to Public Act No. 05-218, Sec 22, stating that this statute has been amended to reassign jurisdiction over these matters to the Planning & Zoning Commission.

### **APPROVAL OF MINUTES FROM JUNE 14, 2006 MEETING**

Fraenkel moved, seconded by Singer-Bansal, to approve the minutes of June 14, 2006, as presented.

All in favor.

### **ADJOURNMENT**

Meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Julie Wright