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MANSFIELD ZONING BOARD OF APPEALS –SPECIAL MEETING  
MINUTES  
AUGUST 23, 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: Members - Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Alternates – Accorsi, Clauson

Absent: Alternate - Gotch

**MIN LIN (CONTINUANCE) – 7:00 PM**

Memo was received from Eastern Highland Health Department, giving approval for septic reserve areas for both addresses.

Ms. Lin submitted additional signatures from abutting property owners, showing no objections. Helen Koehn, 83 Separatist Rd, expressed appreciation for correspondence from Pellegrine regarding hearing.

Ms. Lin stated that her hardship is that the two houses have separate street numbers, wells, electricity and entrances. There was a timing problem for submitting her application – zoning regulations changed 3 months ago, now requiring 2-acre lots. She is unable to acquire additional land.

**Business Meeting:**

Wright made a motion to approve 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, #71 requiring 35' and #77 requiring 48', as shown on submitted plan.

In favor: Katz, Pellegrine, Singer-Bansal, Wright

Opposed: Fraenkel

Motion was passed.

Fraenkel stated that she opposed the application because she felt the hardship was purely financial and that asking for approval due to recent changes in the zoning regulations is not an appropriate reason to grant approval.

Reasons for approval:

- property could have been divided 3 months ago without ZBA approval – situation has existed for over 40 years
- abutters all approved
- Health Department approved septic systems

### **SALLY DOYEN & ROBERT HENNING (CONTINUANCE) – 7:30 PM**

Additional signature from abutter was received, showing no objection.

Mr. Henning addressed Board's concerns regarding stonewall. The wall was originally built sometime in the 1940's and the section that needs to be removed is the section that he had rebuilt himself. He will use the removed stone to extend the wall at the other end.

Other locations for the addition had been considered, but due to concerns over the view and the septic system, this is the most logical plan. He intends to install windows in the garage and will use garage doors that are camouflaged to match the siding.

### **Business Meeting:**

Fraenkel made a motion to approve 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, according to the submitted application, and on condition that the new part will not be any closer than the existing non-conforming garage to the road.

In favor: Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Motion was passed.

Reasons for approval:

- addition will be asset to neighborhood

**ADJOURNMENT**

Meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Julie Wright  
Secretary