

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
SEPTEMBER 13, 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 – Katz, Pellegrine, Singer-Bansal (arrived at 8:00 p.m.), Wright

Alternates – Accorsi, Clauson

Absent: Alternate – Gotch

REGIONAL SCHOOL DISTRICT 19 – 7:00 PM

Accorsi and Clauson will act as voting members of the Zoning Board of Appeals for this hearing.

To hear comments on the application of Regional School District 19, 85 Depot Rd, for a Variance of Art. VIII A - Schedule of Dimensional Requirements – side line setback, to enlarge existing parking area to serve proposed school expansion project.

Pellegrine stated that the hearing was only for a 24' variance for the parking area. The application was signed by Martin Berliner, Town Manager, on behalf of the Town of Mansfield.

Richard Lawrence, architect for The Lawrence Associates in Manchester, described the proposed plan. The Town of Mansfield will lease the property to Regional School District 19 to be used as an alternative education facility for approximately 25-40 students and 4-5 staff members. The project was started in 2004. The changes in the Zoning Regulations this past May, the unusual shape of the land, the original placement of the building, the requirements for handicapped parking and the need to respect the house to the west of the property have all contributed to the hardship in this case. Other

options for parking were explored but are not feasible. No other variances are necessary for the project.

Mr. Lawrence submitted certified receipts for letters, which were sent to abutting property owners and Neighborhood Opinion Sheets, 3 showing no objections from neighbors and 1 neighbor showing an objection.

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Bruce Silva, Superintendent of Regional District 19, said no consideration was given to purchasing additional land.

Randolph Steinen, 112 Depot Rd, feels use of land is at maximum and addition will not fit in with the character of the neighborhood.

Joan Ferrero, 91 Depot Rd, has concerns about number of students and staff members. She is concerned that there will not be enough parking available.

Timothy Quinn, 101 Depot Rd, has concerns about the boundaries for the property and how it will affect the entrance to the walking trails, called Lynch Landing. He also expressed concerns regarding the problem of inappropriate behavior and smoking by students.

Karen Thurber, 29 Middle Tpke, asked if there would be enough room for buses to turn around in parking area. (Mr. Silva answered that the size of the buses has not been determined yet. A small bus could turn around on property but a large bus would have to unload students on road). Thurber expressed concerns that the proposed parking will not be adequate for the facility.

David Ferrero, 91 Depot Rd, asked that a fence be built between the school and his barn.

Norman Meikle, 98 Depot Rd, expressed concerns regarding lighting at night.

The Board decided that they would continue the hearing until Thursday, September 21, 2006 at 2:00 and meet at the property. Mr. Lawrence said this would give them sufficient time to have the boundaries marked.

MIN LIN - REVISED APPROVAL

Approved 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 being two plus or minus acres (#71) and the other being one plus or minus acres (#77), #71 requiring 35' variance of frontage and #77 requiring 48' variance of frontage, as shown on submitted plan.

Wright moved to approve the changes, seconded by Katz.

So passed unanimously.

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APPROVAL OF MINUTES FROM AUGUST 9 & AUGUST 23, 2006

Wright moved, seconded by Katz, to approve the minutes of August 9 and August 23, 2006, as presented.

All in favor.

ADJOURNMENT

Meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Julie Wright