

MANSFIELD ZONING BOARD OF APPEALS
SPECIAL MEETING – FIELD TRIP
85 DEPOT RD
MINUTES
SEPTEMBER 21, 2006

Chairman Pellegrine called the meeting to order at 2:00 p.m. at 85 Depot Road.

Present: Members – Katz, Pellegrine, Wright

Alternates – Accorsi, Clauson

Absent: Fraenkel, Singer-Bansal, Gotch

REGIONAL SCHOOL DISTRICT 19 (CONTINUANCE)

The committee went with Mr. Richard Lawrence, architect, and some neighbors to the side property line to determine the placement of the parking area and examined the 11' distance from the property line to the end of the parking lot. They also followed sideline towards Depot Road to view the currently paved area for Lynch Landing to examine the affect of the plan on the approach to Lynch Landing with the placement of the septic system. Approximately 1/3 of Lynch Landing parking would be taken away.

Comments and questions were received from neighbors in attendance. Joan Ferrero asked about snow removal, placement and the drainage system.

The hardship was examined again and reference was made to the shape of the land, the placement of the septic system and the recent changes in the zoning regulations, increasing the setbacks from 25-35'.

Business Meeting:

Katz made motion to approve 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, as shown on submitted plan. Seconded by Wright.

Wright abstained from voting because she is “opposed to the entire project”. Katz agreed and also abstained from voting.

Opposed: Accorsi, Clauson, Pellegrine

Vol 4, Pg 144

Abstained: Katz, Wright

Motion was denied.

Reasons for denial:

- no recognizable hardship
- changes in zoning regulations do not constitute a hardship
- applicant is attempting to put too much on piece of land
- would cause reduction in access to Lynch Landing

ADJOURNMENT

Meeting was adjourned at approximately 2:30 p.m.

Respectfully Submitted,

Julie Wright
Secretary