

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
OCTOBER 11, 2006

Chairman Pellegrine called the meeting to order at 7:04 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Katz, Pellegrine, Wright

Alternates – Clauson, Gotch

Absent: Members – Fraenkel, Singer-Bansal

Alternates – Accorsi

Clauson and Gotch will act as voting members of the Board for this hearing.

Pellegrine brought to the attention of the Board that she knows the applicant personally, although she has no financial connection with them, and asked if anyone felt she should recuse herself from the hearing. There were no objections to Pellegrine participating in the hearing.

**SCOTT RHOADES – 7:00 P.M.**

To hear comments on the application of Scott Rhoades, 422 Browns Rd, for a Variance of Art. VIII A – Schedule of Dimensional Requirements – Rear and Side Yard Setbacks, to build a detached art studio structure.

Mr. Rhoades submitted a Neighborhood Opinion Sheet, showing no objections.

Several years ago, Mr. Rhoades was granted a height variance to build a 16' x 14' shed. The new proposed structure is situated so as to avoid the septic field and is in an aesthetically appealing location. He stated

that his hardship is due to the septic drainage area and somewhat due to the slope of the land.

This hearing was continued until October 25, 2006 at 7:00 p.m. in order for the applicant and the Board to explore whether a height variance will also be needed for the 18' high structure. This will also give Board members time to visit the site.

Mr. Michael Stuart, 428 Browns Road, spoke on behalf of applicant stating that they are great neighbors and great caretakers of their property and requested that approval of the application be granted.

Vol 4, Pg 146

**APPROVAL OF MINUTES FROM SEPTEMBER 13 & SEPTEMBER 21, 2006 MEETINGS**

Wright moved, seconded by Katz to approve the minutes of September 13, 2006 as presented and the minutes of September 21, 2006 with 1 correction.

All in favor.

**ADJOURNMENT**

Meeting was adjourned at 7:04 p.m.

Respectfully Submitted,

Julie Wright  
Secretary