

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
NOVEMBER 8, 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

Alternate – Accorsi

Absent: Alternates – Clauson, Gotch

STEPHEN G. ROBICHAUD – 7:00 PM

To hear comments on the application of Stephen G. Robichaud, 87 Cemetery Rd, for a Variance of Art. VIII A – Schedule of Dimensional Requirements – Side Yard Setbacks, to build a garage and breezeway addition to an existing house.

Mr. Robichaud is requesting a 20' variance of his left property line in order to build a 24'x 24', 2-car garage with storage area on top, and a connecting 9'x16' breezeway. The addition would be 5' from the property line. The placement of the garage was chosen because the kitchen and existing driveway are on the left side of the house, the well and walkout basement are on the right side and the septic is in the rear. The design of the garage would be in keeping with the style of the house and the height would not exceed the height of the house.

The stated hardship is the location of the house, driveway, well and septic system.

A Neighborhood Opinion Sheet was submitted, showing no objections from abutters.

BUSINESS MEETING

Robichaud Application:

Wright made a motion to approve the application of Stephen G. Robichaud, 87 Cemetery Rd, for a Variance of Art. VIII A – Schedule of Dimensional Requirements – Side Yard Setbacks, for a 20' variance to build a garage and breezeway addition to an existing house, as shown on submitted plan.

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Fraenkel said that she feels 5' is too close to the property line, that it is not in keeping with the neighborhood and that the addition would be difficult to build, landscape and maintain. Various options were discussed and it was decided that the hearing would be continued until November 29, 2006 at 7:00 p.m. in the Council Chamber, to give the applicant an opportunity to meet with the builder and discuss alternate plans.

APPROVAL OF MINUTES FROM OCTOBER 11 & OCTOBER 25, 2006

Wright moved, seconded by Katz to approve the minutes of October 11 & October 25, 2006 as presented. All in favor. (Fraenkel and Singer-Bansal abstained due to their absence at these meetings.)

2007 ZBA SCHEDULE

Schedule was unanimously approved with the change of September 12th to Tuesday, September 11, 2007.

ADJOURNMENT

Meeting was adjourned at 7:42 p.m.

Respectfully Submitted,

Julie Wright