

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING

MINUTES

JUNE 20, 2007

Chairman Pellegrine called the meeting to order at 7:04 p.m. in the Town Clerk's office at the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Alternates – Accorsi, Gotch

Absent: Alternate – Clauson

THOMAS SAUVE – 7:00 PM

To hear comments on the application of Thomas Sauve, 54 North Windham Rd, for a Variance of Art.VIII, Sec B.4, rear and side setbacks, for a 30' x 36' 2-car garage and 16' x 16' screen porch additions on existing house.

Mr. Sauve submitted a new site plan showing a 16' x 20' screened porch and a 30' x 36' garage with an attached 30' x 8' shed. He is requesting a 13' rear variance and a 14 ½' variance on side yard. Mr. Sauve is a home improvement contractor and needs the garage for storage of his equipment. He does not conduct business out of his home. It will be a two-story garage. Eventually he wants to put bedrooms on the second floor of the garage. He claims his hardship is due to the fact that his lot is just .3 acres.

A Neighborhood Opinion Sheet was submitted. A letter was sent to the federal government, notifying them of his application, but no response was received.

Due to the fact that the garage would be just 1' from the property line, board members asked that Mr. Sauve revise his plan to leave at least 3' from the property line. The meeting was continued until June 27, 2007.

APPROVAL OF MINUTES FROM JANUARY 10, 2007

Fraenkel moved to approve the minutes of January 10, 2007 with corrections.

All in favor.

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SHAUN SMITH HEARING (JANUARY 10, 2007)

Katz made a motion, seconded by Wright, to accept the letter of withdrawal from Neal Lewis and Julia Chapel regarding their property on 149 Thornbush Rd.

ADJOURNMENT

Meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Julie Wright

Secretary