

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JULY 11, 2007

Acting Chairman Fraenkel called the meeting to order at 7:02 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Wright

Alternates – Accorsi, Gotch

Absent: Members – Pellegrine, Singer-Bansal

Alternate - Clauson

Fraenkel acted as chairman. Alternates Accorsi and Gotch acted as regular voting members for the Potter and Chapel/Lewis hearings.

STEVEN POTTER – 7:00 PM

To hear comments on the application of Steven Potter, 42 North Windham Rd, for a Variance of Art VIII, Sec A, for a 15' x 25' above-ground pool with an 8' x 12' adjoining deck.

Mr. Potter has a 40,000 square foot lot. There are no complying areas suitable for any structure on this lot. Last year he received a special exception to put an addition on the house that was built around 1850. The pool would be approximately 10' from rear property line, which abutts property belonging to the federal government and is designated as flood land.

A Neighborhood Opinion Sheet was submitted, showing no objections.

Business Meeting:

Wright made a motion to approve the application of Steven Potter, 42 North Windham Rd, for a Variance of Art VIII, Sec A, for a 15' x 25'

above-ground pool with an 8' x 12' adjoining deck, as shown on submitted plan.

Katz seconded motion.

All in favor.

VOL 4, PG 161

Reasons for approval:

- it was clear that a hardship exists
- no objections from neighbors

APPROVAL OF MINUTES FROM JUNE 20, 2007 & JUNE 27, 2007

Katz moved to approve the minutes of June 20, 2007 as presented and the minutes of June 27, 2007 with corrections. Seconded by Accorsi. All in favor.

JULIA CHAPEL & NEIL LEWIS – 7:30 PM

To hear comments on the application of Julia Chapel & Neil Lewis, 149 Thornbush Rd, for a Special Exception of Art IX, Sec D.3.a, to add a wrap-around porch on an existing, non-conforming residence.

Acting Chairman, Fraenkel, stated that the property is non-conforming due to the fact that it is located in a flood zone and that the requirements for approval are that it meets safety requirements for construction, that the neighbors approve and that it is in harmony with the surrounding neighborhood.

Mr. Lewis submitted a Neighborhood Opinion Sheet, showing no objections from neighbors. He also presented proof that he sent notification to the Estate of Alva Loiselle, by certified mail, of his application. No response was received.

Anchor Engineering Services Inc. was contracted for the project and Peter Governale, Contractor, was present to answer

questions. Information was submitted to show that the project conforms to required safety regulations.

Business Meeting:

Wright said she felt all the requirements for approval had been met. Katz said that the addition would be an asset to the neighborhood. Fraenkelfelt that enough information had been provided to enable the Board to make a decision.

Wright moved to approve the application of Julia Chapel & Neil Lewis, 149 Thornbush Rd, for a Special Exception of Art IX, Sec D.3.a, to add a wrap-around porch on an existing, non-conforming residence, as shown on submitted plan.

All in favor.

VOL 4, PG 162

Reasons for approval:

- engineer's report was submitted, certifying that safety criteria were met
- neighborhood approval was obtained
- construction would improve the house and the neighborhood

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Julie Wright
Secretary

