

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

Chairman Pellegrine called the meeting to order at 7:05 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Wright

Alternates – Accorsi

Absent: Member – Singer-Bansal

Alternates – Clauson, Gotch

RALPH & JENNIFER MCNEAL – 7:00 PM

To hear comments on the application of Ralph & Jennifer McNeal, 172 Maple Rd, for a Variance of Art VIII A, Schedule of Dimensional Requirements, front-yard setback, for a 40' variance to construct a 24' x 36' garage.

Jennifer McNeal explained their reasons for choosing the location for the garage. To the left of the driveway is their septic and reserve area. The proposed garage would be built at the end of their existing driveway, where they now park their cars. There is a row of mature pine trees approximately 1' from their property line on land owned by the town, which would help screen the garage. They are proposing a 3-car garage with overhead storage, approximately 22' in height.

Neighbor, Pamela Berthelette of 11 Lodi Drive, stated that she has no objection to their application but expressed some concern that the pine trees, which offer a buffer, could be damaged during the construction or that they may not last long due to the fact that the roots seem to be growing out of a stone wall which may cause stress to the trees.

A Neighborhood Opinion Sheet was submitted, showing no objections and a certified receipt showing notification of a neighbor who could not be reached.

The Board expressed concern that the trees may not offer a permanent buffer. They requested that the applicant submit drawings for the garage and a revised plan to place the garage further in from the property line. They suggested that perhaps the garage could be smaller, placed closer to the driveway and maybe angled differently.

The hearing was continued until the next regular meeting in October.

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KURT & TERESE ANDREWS (CONTINUANCE) – 7:30 PM

A letter was received from the applicants, dated September 11, 2007, requesting their hearing be continued until the next regular meeting in October. Request was granted.

APPROVAL OF MINUTES FROM JULY 11, 2007 & AUGUST 8, 2007

Wright moved to approve the minutes of July 11, 2007 & August 8, 2007 as presented, seconded by Katz. All in favor.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Julie Wright,
Secretary