

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
OCTOBER 10, 2007

Acting Chairman Fraenkel 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, Singer-Bansal, Wright

Alternates – Accorsi, Clauson

Absent: Member – Pellegrine

Alternate – Gotch

RUSSELL & CHERYL HEBBLEWAITE – 7:00 PM

To hear comments on the application of Russell & Cheryl Hebblewaite, 674 Browns Rd, for a Variance of Art VIII A, Schedule of Dimensional Requirements, front-yard setback, for a 19' variance to construct a 12' x 24' garage.

Mr. Hebblewaite stated that there is only one place where the garage can be put and still allow egress into the back yard. The well and septic area are to the left of the house, with no possible way to get a vehicle through. He has room to get a vehicle between the right side of the house and two sheds. He is proposing to put the garage in front of the sheds, at an angle, to allow vehicles into the backyard area and to avoid taking down trees.

The garage will be pre-built, requiring 4-6" of 3/4" stone as a base.

A Neighborhood Opinion Sheet was submitted, showing no objections.

A discussion ensued over the possibility of moving the garage further back or over into the treed area. The question came up as to whether or not there was ledge, which may make installation of a garage difficult.

The hearing was continued until October 24, 2007 to give the applicant an opportunity to check for ledge.

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DAVE & NANCY TRUDEAU – 7:35 PM

Alternate member, Clauson was asked to act as regular voting member for this hearing.

To hear comments on the application of Dave & Nancy Trudeau, 2 Mount Hope Rd, for a Special Exception of Art IX, C.2.b to permit a total encroachment of 13' into the required front yard to construct an 8'x 46' porch onto the front of a non-conforming residence structure.

The applicants are planning a second story addition and a porch. The property is located on a Chaplin road.

A Neighborhood Opinion Sheet was submitted showing no objections from Chaplin abutters. Certified letters were sent to Mansfield abutters and receipts were submitted. Applicants spoke personally to one abutter, Cote, who expressed approval.

BUSINESS MEETING - 7:44 PM

Wright made a motion to approve the application of Dave & Nancy Trudeau, 2 Mount Hope Rd, for a Special Exception of Art IX, C.2.b to permit a total encroachment of 13' into the required front yard to construct an 8'x 46' porch onto the front of a non-conforming residence structure, as shown on submitted plan.

Katz seconded motion.

All in favor: Clauson, Fraenkel, Katz, Singer-Bansal, Wright

Reasons for approval:

- Will not adversely affect neighborhood
- It will be an attractive enhancement to property

APPROVAL OF MINUTES FROM SEPTEMBER 11, 2007

Wright moved to approve the minutes of September 11, 2007 as presented. Seconded by Katz. All in favor. Singer-Bansal and Clauson abstained.

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KURT & TERESE ANDREWS (CONTINUANCE) – 7:52 PM

This hearing began on August 8, 2007 and was to be continued at the next regular meeting in September. A letter was received from the Andrews, dated September 11, 2007, requesting an extension until October 10, 2007.

On the date of this hearing, no applicants or interested parties were present.

Wright made a motion to close the hearing, seconded by Accorsi. All in favor.

RALPH & JENNIFER MCNEAL (CONTINUANCE) – 7:56 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.

Applicant submitted new plan that brings the driveway 3' closer to the house and reduces the size of the garage to 24' X 30'. This would lower

the roofline to match that of the house. This reduces the requested variance to 37'.

BUSINESS MEETING – 8:13 PM

Wright made a motion to approve 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 37' variance to construct a 24' x 30' garage, as shown on revised plan submitted 10/10/07.

Katz seconded motion.

All in favor: Accorsi, Clauson, Fraenkel, Katz, Wright

Reasons for approval:

- Location of septic
- Trees used as screen
- Location of driveway
- Topography of lot

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LAND USE FEE SCHEDULE

Board members reviewed the Draft Land Use Fee schedule, received from Gregory Padick, Director of Planning. The Board will ask for clarification regarding the \$250 fee for "Repeat Hearing through applicant's fault".

ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

Respectfully Submitted,

Julie Wright
Secretary