

MANSFIELD ZONING BOARD OF APPEALS – SPECIAL MEETING
MINUTES
OCTOBER 24, 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, Pellegrine, Singer-Bansal, Wright

Present: Alternates – Accorsi, Clauson, Gotch

RUSSELL & CHERYL HEBBLEWAITE (CONTINUANCE) – 7:00 PM

A new plan was submitted, showing the garage turned at a 90-degree angle. To make this plan work, fill would have to be brought in to level the area, which is 18” higher on the back edge, with ledge under the surface. The applicant expressed concern over the turning radius of the driveway with this plan.

The idea of putting the garage behind the sheds was pursued but the shape of the land would make it difficult, if not impossible to do, especially with the amount of ledge and boulders present on the property.

BUSINESS MEETING

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

Wright made a motion to approve 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, per original submitted plan.

Katz seconded motion.

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

Reasons for approval:

- Topography (due to ledge) creates a hardship
 - Lot configuration makes placement of garage difficult
- VOL 4, PG 172

LAND USE FEE SCHEDULE

There was further discussion regarding the \$250 fee for “Repeat Hearing through applicant’s fault”.

ADJOURNMENT

Meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Julie Wright
Secretary