

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
NOVEMBER 14, 2007

Chairman Pellegrine 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 – Clauson, Gotch

Absent: Alternate – Accorsi

JOHN H FURLONG – 7:00 PM

The original plan was approved by ZBA on July 13, 2005 and was contingent on funding through the housing rehabilitation system. The first bids came in considerably higher than anticipated. By the time it was put out to bid a second time, there were no funds available. Mr. Furlong decided to pay for the project himself. After choosing a contractor, work began in late July 2007.

The contractor then realized that the original foundation and chimney were collapsing and he put in a whole new foundation and changed the basement stairwell. The change to the stairwell was made so the staircases would be directly above each other and the addition was added to house the boiler. The addition is above ground, on piers.

Mr. Furlong then had a disagreement with the contractor who stopped work in September 2007. Mr. Furlong contacted the town and discovered that the contractor had not pulled the necessary permits for the job, although Mr. Furlong had notified him of the town's requirements.

Mr. Michael Nintean, the town's building inspector, stopped all construction and told Mr. Furlong that he would need to get approval

from Planning & Zoning before he could continue. At present, the job is not finished but it is enclosed and covered.

When the new foundation was being put it, a neighbor, Mrs. Lillian Gyure, discussed with Mr. Furlong her concerns about basement windows facing her property. Mr. Furlong removed the window from the plans. Mrs. Gyure also contacted Mr. Curt Hirsch, the town's zoning officer, regarding her concerns.

A Neighborhood Opinion Sheet was submitted, showing no objections from neighbors and a certified receipt was received showing notification of one abutter.

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BUSINESS MEETING

Fraenkel made a motion to approve the application of John H. Furlong, 7-9 Pollock Rd, for a Special Exception of Art IX, C.2.b to build a 6' 5" x 8' 4" addition to a previously approved plan for an existing non-conforming residence, within 2' from the property line, as shown on submitted plan.

In Favor: Fraenkel, Katz, Singer-Bansal, Wright

Opposed: Pellegrine

Reasons for approval:

- Will not adversely affect neighborhood
- Will not adversely affect property values of neighboring properties

Pellegrine was opposed due to the size of the lot, the fact that there are two houses on the property, the closeness to neighbors, and the neighbor's expressed concerns.

APPROVAL OF MINUTES FROM OCTOBER 10 & OCTOBER 24, 2007

Katz moved, seconded by Wright to approve the minutes of October 10, 2007 with corrections and the minutes of October 24, 2007 as presented.

All in favor.

ELECTION OF OFFICERS

Chairman – Wright nominated Pellegrine, seconded by Fraenkel. All in favor.

Vice-Chairman – Wright nominated Katz, seconded by Singer-Bansal. All in favor.

Secretary – Fraenkel nominated Wright, seconded by Katz. All in favor.

2008 MEETING SCHEDULE

Schedule was unanimously approved with the change of the October 8, 2008 meeting to Tuesday, October 7, 2008.

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ADJOURNMENT

Meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Julie Wright
Secretary

