

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
JANUARY 9, 2008

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

**WINDHAM WATER DEPARTMENT – 7:00 PM**

To hear comments on the application of Windham Water Department, 174 Storrs Rd, for a Special Exception of Art IX, Section C.2.b to construct a 35' x 40' equipment storage garage addition, 15' from the side property line.

Mr. Paul Deveny, representing the Windham Water Department, clarified that they are proposing to construct a 34' x 42' equipment storage garage addition, 14' from the side property line. They are looking to add 2 additional bays to an existing 6 bay garage and increase the height on the addition from 15' 8" to 22' 10". The location for the addition was chosen to avoid a drop off of the land and a 12" water main that runs through the property.

Neighbor, Mr. Roger Blanchette of 172 Storrs Road, stated that he has no objections to this proposal. His two concerns were that 6 pine trees that are rotting be removed and that the fence between his property and the applicant's be replaced. He previously discussed these concerns with Mr. Deveny, who has no objections and agrees to work with him to choose fencing that is agreeable to everyone.

Fraenkel inquired as to whether or not there were pins on the property. Mr. Deveny was uncertain if there were markers on the back side of the property.

A Neighborhood Opinion Sheet, showing no objections from one neighbor and certified receipts for the remainder of the abutters were received.

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### **BUSINESS MEETING**

Fraenkel made a motion to approve the application of Windham Water Department, 174 Storrs Rd, for a Special Exception of Art IX, Section C.2.b to construct a 34' x 42' equipment storage garage addition, 14' from the side property line, as shown on submitted plan, with condition a rear pin be identified and established.

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

Reasons for approval:

- Will not adversely affect character of neighborhood
- No objections from neighbors
- A hardship exists with the drop off of the land and water pipe

### **APPROVAL OF MINUTES FROM DECEMBER 12, 2007**

Wright moved, seconded by Katz, to approve the minutes of December 12, 2007 as presented.

All in favor.

### **ADJOURNMENT**

Meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Julie Wright  
Secretary