

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
FEBRUARY 13, 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

Absent: Members - Wright

Present: Alternates – Accorsi

Absent: Alternates – Clauson, Gotch

Singer-Bansal will be acting secretary for this meeting in the absence of Wright.

MICHAEL KOVAROVICS – 7:00 PM

To hear comments on the application of Michael Kovarovics, Daleville Rd, for a Variance of Art VIII A – Schedule of Dimensional Requirements, Front Yard Setback, for a variance of 35' from the required front-yard setback to construct a single-family residence.

Accorsi will act as voting member of the Zoning Board of Appeals for this hearing.

Mr. Ed Pelletier from Datum Engineering represented Michael & Kim Kovarovics.

The lot was created in 1973 when wetlands regulations were less stringent. Placement of a house on this lot is made difficult by a brook on the north side and water run-off on the south side. To leave a 25' buffer between the wetlands and the house and due to restraints imposed by regulations regarding well and septic systems, the house needs to be placed closer to the road. The hardship here is that the

parcel was created before the new wetlands regulations and the uniqueness of the lot.

There is about 3' from the edge of the pavement to the retaining wall at the front of the property. The house will be raised almost level with the road. The house will not be in keeping with surrounding houses, which are generally placed further back from the road.

Applicant was referred to Zoning Board of Appeals by the Inland Wetlands Agency.

VOL 4, PG 181

A Neighborhood Opinion Sheet, showing no objections was received along with a copy of the Public Hearing Notice which was mailed to abutters. Certified receipts were also received. There was no response from one abutter, Joseph & Mary Lent.

Quentin Kessel, current Chairman of the Conservation Commission, who advises the Inland Wetlands Agency on wetland issues, urged the Zoning Board of Appeals to approve the application, moving the house closer to the road and further from the wetlands.

BUSINESS MEETING

Katz made a motion to approve the application of Michael Kovarovics, Daleville Rd, for a Variance of Art VIII A – Schedule of Dimensional Requirements, Front Yard Setback, for a variance of 35' from the required 60' front-yard setback to construct a single-family residence, as shown on submitted plan.

Katz commended the applicant for submitting a thorough application.

Members agreed that concern for the wetlands was more important than the concerns about the house being too close to the road and not in keeping with the neighborhood. Also the recommendation expressed

by the Conservation Commission and the Inland Wetlands Agency was recognized.

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

Reasons for approval:

- Topography is a hardship
- Lot is a legal lot of record

APPROVAL OF MINUTES FROM JANUARY 9, 2008

Fraenkel moved to approve the minutes of January 9, 2008 as presented.

All in favor.

VOL 4, PG 182

READING OF COMMUNICATIONS

The Zoning Board of Appeals received a complimentary newsletter from the Connecticut Federation of Planning and Zoning Agencies. It was agreed that we would contact them regarding membership.

ADJOURNMENT

Meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

Suzanne Singer-Bansal
Acting Secretary