

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
APRIL 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

Alternate – Accorsi

Absent: Alternates – Clauson, Gotch

JEFF WEBSTER – 7:00 PM

To hear comments on the application of Jeff Webster, 54 Fern Rd, for a Variance of Art VIII B.4.c – Non-conforming lots of record – side yard, for a variance of 7' from the required 25' side yard setback, to construct an addition to a single-family residence.

Mr. Webster purchased the property in 2002 knowing that the 1400 sq ft ranch needed renovating. The windows, roof, heating, plumbing and septic system all need repair. Another consideration is to have additional, downstairs space for possible use by his mother-in-law as well as for themselves. They are proposing to add on a 25' x 20' bedroom suite and a 12' x 11' bathroom.

Their hardship is due to wetlands and ledge that is in the back of their property. The front yard space is limited, they don't want to build up over the garage and the back yard is hampered by ledge, wetlands and the need for a new septic system.

A Neighborhood Approval Sheet was submitted showing no objections and certified receipts were received.

Chairman Pellegrine received an email from property abutter, Donna Clauson, requesting that this hearing be continued until they are able to

attend. Clauson wrote that they had not been approached by the applicant and they have questions regarding the application.

The hearing was continued until the next regular meeting on May 14, 2008.

VOL 4, PG 184

ERIC GOODWIN – 7:45 PM

To hear comments on the application of Eric Goodwin, 1002 Stafford Rd, for a Special Exception of Art IX C.2.b to increase the non-conforming side yard by 2' to construct a 12' x 20' addition on a non-conforming residence.

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

Eric Goodwin is the contractor for the proposed project. He described the plan to add one additional bedroom and bathroom (with crawl space underneath), making this a single-level, 3 bedroom home.

Certified receipts from letters sent to abutters were received.

BUSINESS MEETING

Wright made a motion to approve the application of Eric Goodwin, 1002 Stafford Rd, for a Special Exception of Art IX C.2.b to increase the non-conforming side yard by 2' to construct a 12' x 20' addition on a non-conforming residence, as shown on submitted plan.

All in favor: Accorsi, Franekel, Katz, Pellegrine, Wright

Reasons for approval:

- No objections from neighbors

- Will not adversely affect the character of neighborhood
- Addition will be an improvement to property

APPROVAL OF MINUTES FROM FEBRUARY 13, 2008

Fraenkel moved to approve the minutes of February 13, 2008 as presented.

All in favor.

DRAFT LAND USE FEE SCHEDULE

The new proposed fees for Zoning Board of Appeals were discussed. The Town Council will have a hearing on the proposed fee changes the last Monday in April.

VOL 4, PG 185

ADJOURNMENT

Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Julie Wright
Secretary

