

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
SEPTEMBER 10, 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, Pellegrine, Singer-Bansal, Wright

Alternates – Accorsi, Clauson, Gotch

Absent: Member – Katz

**MALLORY BAGWELL & MICHELE FEME-BAGWELL – 7:00 PM**

To hear comments on the application of Mallory Bagwell & Michele Feme-Bagwell, Chaffeeville Rd (east side, about 800' south from Wildwood Rd), for a Special Exception of Art IX, Sec C.2.b to construct a 10' x 10' addition to existing non-conforming structure, 52' from front property line where minimum setback is 60'.

Mallory Bagwell said that the existing structure is an old garage that has greatly deteriorated, although the foundation is still in good shape. He would like to use this structure, with the addition, for storage. Eventually he plans to put a house on the property to use as his residence.

Neighborhood Opinion Sheets were received, showing no objections from abutters.

**Business Meeting**

Fraenkel made a motion to approve the application of Mallory Bagwell & Michele Feme-Bagwell, Chaffeeville Rd (east side, about 800' south from Wildwood Rd), for a Special Exception of Art IX, Sec C.2.b to construct a 10' x 10' addition to existing non-conforming structure, 52'

from front property line where minimum setback is 60', as shown on submitted plan.

Clauson acted as regular voting member for this hearing.

In favor: Clauson, Fraenkel, Pellegrine, Singer-Bansal, Wright

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Reasons for approval:

- Will not be detriment to neighborhood
- Asset to neighborhood
- No opposition from neighbors

### **STACIA BATES-STORRS – 7:30 PM**

To hear comments on the application of Stacia Bates-Storrs, 584 Ash St, for a Special Exception of Art IX, Sec C.2.b to construct a deck that would encroach an additional 7' into the required front yard of a non-conforming house.

Michael Storrs said that the plan is to replace the deteriorating front and side stairs with a deck which will include stairs and landings leading to both entrances of the house.

A Neighborhood Opinion Sheet was received, showing no objections from abutters.

### **Business Meeting**

Wright made a motion to approve the application of Stacia Bates-Storrs, 584 Ash St, for a Special Exception of Art IX, Sec C.2.b to construct a deck that would encroach an additional 7' into the required front yard of a non-conforming house, as shown on submitted plan.

Accorsi acted as regular voting member for this hearing.

In favor: Accorsi, Fraenkel, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Asset to neighborhood
- Harmonious with setting
- Safety

### **APPROVAL OF MINUTES FROM AUGUST 13, 2008**

Wright moved to approve the minutes of August 13, 2008 as presented.

In favor: Pellegrine, Singer-Bansal, Wright, Accorsi, Gotch

Clauson and Fraenkel abstained from the vote.

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### **CONNECTICUT DEPARTMENT OF TRANSPORTATION (626 STORRS RD) – CONTINUANCE – 8:00 PM**

Derrick Ireland, representing the Connecticut Department of Transportation, submitted a pamphlet entitled "Property Acquisition for Transportation Projects" prior to the meeting.

Susan Libatique, Project Engineer for the DOT, discussed the history of the project, which began in 1995. The Town was included in the plan design, public information meetings were held and the Town Council approved the plan in 2006. A study based on volume was conducted and showed there was no need for a traffic signal.

There was a discussion on the septic system for this property and whether or not it may be affected by the construction. The DOT checked with the town's health department for information on the location of the septic, but no records were found.

Shrubs will be planted as a buffer and the high embankment will be removed, to improve the site line.

A Neighborhood Opinion Sheet was received with the signature of abutter, Shirley Olsen, showing no objections.

Property owner, Michael Wong, asked questions pertaining to the study conducted regarding a traffic light. He also questioned the process the State uses to compensate property owners for acquisitions.

Abutter, Jeanne Victor, had questions pertaining to the traffic light study and expressed concerns regarding Mr. Wong's septic system and how a replacement system, if necessary, could affect her property.

It was decided that the DOT should obtain the health department's determination on the use of the remaining land for a new septic system for a 3-family house. The hearing was continued until October 7, 2008.

### **CONNECTICUT DEPARTMENT OF TRANSPORTATION (636 STORRS ROAD) – 8:50 PM**

Questions were raised regarding the possible impact on the well. Derrick Ireland maintained that there would be no affect on the well and Susan Libatique said the existing slope will be raised 4-6 inches, which should not have any affect on the well.

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### **Business Meeting**

Wright moved to approve the application of Connecticut Department of Transportation, 636 Storrs Rd, for a Variance of Art VIII, Sec A, Schedule of Dimensional Requirements – minimum lot area, for a variance of 724 sq ft to reduce the area of an existing non-conforming lot to make intersection improvements on Storrs Rd at Chaffeeville Rd, as shown on submitted plan.

Accorsi and Gotch acted as regular voting members for this hearing.

In favor: Accorsi, Gotch, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Hardship – no other land available

### **ROSS LJ&G PROPERTIES LLC APPEAL**

A Motion to Amend Process, dated September 5, 2008 was sent by Attorney Samuel Schrage to amend the return date of August 19, 2008. The Zoning Board of Appeals decided to ask the town attorney to file a motion to dismiss.

In favor: Fraenkel, Pellegrine, Wright, Accorsi, Clauson, Gotch

Singer-Bansal recused herself.

### **ADJOURNMENT**

Meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Julie Wright  
Secretary