

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
JANUARY 14, 2009

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, Wright

Alternates – Clauson, Gotch

Absent: Members – Katz, Singer-Bansal

Alternates – Accorsi

**EDWARD C. HALL – 7:00 PM**

To hear comments on the application of Edward C. Hall, 40 Mountain Rd, for a Special Exception of Art IX, Sec C.2.b for a lot line revision that would reduce the existing non-conforming frontage by 8'. This would eliminate 33' frontage on Storrs Rd, leaving second, existing 25' frontage on Mountain Rd.

Edward Hall of 35 Mansfield Hollow Rd is the applicant, representing the Estate of Mildred Hall. Edward Hall's wife, Judy, is the executrix of the estate. In April 2008 a 33' strip, identified as Parcel D, was sold to Edward Hall and the remainder was sold to William Javaruski, without a clear title, due to a dispute over ownership of Parcel C. Final accounting for the estate cannot take place until the frontage issue has been settled.

A letter was received from Mark Perkins of 471 Storrs Rd stating that he did not receive enough information regarding the application.

Richard DeBoer, 62 Blacksmith Shop Road, said he did not object to the application but does object to Attorney O'Brien's letter stating that Blacksmith Shop Rd is not a town road. He submitted a copy of a

building permit issued for Blacksmith Shop Rd from 1966 and said that when house numbers were issued, he was assigned #62 Blacksmith Shop Rd.

Amber Johnson, 477 Storrs Rd, said that she never received information regarding the application.

Bill Allard whose mother owns 457 Storrs Rd said that they were told when they purchased the property in 1962 that Blacksmith Shop Rd was an abandoned road.

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The board has a lot of questions regarding the application, including why the new property owner was not the applicant, why this was not done before the property was sold and why the zoning officer cited Article IX, Sec C.2.b of the zoning regulations. The hearing was continued until the February meeting in order for the board to get clarification on these and other questions.

A Neighborhood Opinion Sheet showing no objections from the neighbors and certified receipts were submitted.

#### **WEI WU GUO APPLICATION**

Attorney O'Brien has been asked to make a determination on the satellite dish issue.

#### **APPROVAL OF MINUTES FROM NOVEMBER 12, 2008**

Wright moved to approve the minutes of November 12, 2008 as presented.

All in favor.

#### **ADJOURNMENT**

Meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Julie Wright  
Secretary