

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
FEBRUARY 11, 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 – Katz, Pellegrine, Wright

Alternates – Accorsi, Clauson, Gotch

Absent: Members – Fraenkel, Singer-Bansal

**EDWARD C. HALL (CONTINUANCE) – 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.

Clauson, Gotch, Katz, Pellegrine & Wright will act as voting members for this hearing.

Pellegrine clarified that it was not up to the ZBA to determine if Blacksmith Shop Road is considered a town road or to determine ownership of the land that is being disputed. This application is for a Special Exception (which does not require hardship, only that it will not adversely affect the neighborhood) to reduce the existing non-conforming frontage from 33' to 25' for 40 Mountain Road.

Mr. Hall purchased the 33' strip of land on Rte 195 to access the 12 acres he owns in the back which he uses to harvest firewood. There are no existing structures on the property and he has no intentions of developing the lot.

Certified receipts were received, showing the abutters had received public hearing notices. Mention was made at last month's meeting that

adequate information regarding the application was not included with these notices. It was decided that the abutters were now aware of the details of the application or had sufficient time to request further information.

### **Business Meeting:**

Katz moved to approve 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-

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conforming frontage by 8'. This would eliminate 33' frontage on Storrs Rd, leaving second, existing 25' frontage on Mountain Rd, as shown on submitted plan.

In favor: Clauson, Gotch, Katz, Pellegrine, Wright

Reasons for approval:

- It doesn't appear that it will affect the character of the neighborhood
- Neighborhood acceptance

### **APPROVAL OF MINUTES FROM JANUARY 14, 2009**

Wright moved to approve the minutes of January 14, 2009 as presented.

All in favor

### **BUSINESS MEETING**

Curt Hirsch spoke regarding the regulations for satellite dish antennas. Due to current FCC regulations, our regulations need to be changed, which is something that is being worked on.

It was discussed whether or not a refund should be granted for the Guo application. It was decided that a decision should wait until further information comes from the town attorney.

**ADJOURNMENT**

Meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Julie Wright  
Secretary