

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
May 13, 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, Katz, Pellegrine, Singer-Bansal, Wright

Alternates – Accorsi, Clauson, Gotch

THOMAS G. WELLES, JR. & MERCEDES WELLES – 7:00 PM

To hear comments on the application of Thomas G. Welles, Jr. & Mercedes Welles, for a Variance of Art X, Sec J. 2, 3, 4, 8, & 9 to create an additional dwelling unit within an existing 4-unit, multi-family residence at 297 Stafford Rd.

Mr. Welles purchased the property, which was in need of a lot of work, through a foreclosure sale. At that time, it had 5 separate baths and kitchens for 5 separate units. He totally gutted and rebuilt the units, using the existing floor plan. He claims that the 5 units were a pre-existing situation when he purchased the property and that he had no knowledge that it was in violation of zoning regulations. He feels that his hardship is that the building pre-existed zoning regulations and that he did not create the hardship.

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

Business Meeting:

Fraenkel moved to approve the application of Thomas G. Welles, Jr. & Mercedes Welles, for a Variance of Art X, Sec J. 2, 3, 4, 8, & 9 to create

an additional dwelling unit within an existing 4-unit, multi-family residence at 297 Stafford Rd, as shown on submitted plan.

In favor of denying application: Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Reasons for denial:

- No hardship
- There is evidence that owner was aware building was approved for 4 units
- Approval of application would be detrimental to town and neighborhood
- Owner does not live on property

VOL 4, PG 210

CHRIS CHARRON – 7:30 P.M.

To hear comments on the application of Chris Charron, for a Special Exception of Art IX, Sec C.2.b to add a 26'x26' attached 2-car garage addition onto a non-conforming house, 8' within required front yard setback at 777 Stafford Rd.

Mr. Charron represented the property owners, William & Janet Glode. He is proposing to build a 26' x 26', 2-car, attached garage on the north side of the house with access from within the structure. Changes will be made to an existing bank and to the angle of the driveway to allow easier access to the garage.

Abutters were not willing to sign a Neighborhood Opinion Sheet. Certified receipts, showing neighbors were notified, were submitted.

Business Meeting:

Fraenkel moved to approve the application of Chris Charron, for a Special Exception of Art IX, Sec C.2.b to add a 26'x26' attached 2-car garage addition onto a non-conforming house, 8' within required front yard setback at 777 Stafford Rd, as shown on submitted plan.

In favor of approving application: Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Will improve value of property
- Will not adversely affect neighborhood

APPROVAL OF MINUTES FROM FEBRUARY 11, 2009

Wright moved to approve the minutes of February 11, 2009 as presented.

Motion passed

BUSINESS MEETING

The November 12, 2008 application from Wei Wu Guo for a satellite dish antenna was discussed. Changes to the regulations concerning these antennas are included in the 4/27/09 Draft Revisions to the Zoning and Subdivision Regulations. Singer-Bansal made a motion to issue a refund to the applicant, seconded by Katz. All in favor.

VOL 4, PG 211

DENNIS ROY – 8:00 P.M.

To hear comments on the application of Dennis Roy for a Variance of Art VIII, A, to construct a 22'x23' house addition, approximately 27' from the side property line at 62 Woodland Rd.

Mr. Roy is proposing to add a 1-story, 22'x23' addition onto the left side of the house. Due to the location of the septic and well and the slope of the front of the house, there is no other place for the addition.

Abutting property owners were not willing to sign a Neighborhood Opinion Sheet.

Business Meeting:

Wright moved to approve the application of Dennis Roy for a Variance of Art VIII, A, to construct a 22'x23' house addition, approximately 27' from the side property line at 62 Woodland Rd, as shown on submitted plan.

In favor of approving application: Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Topography
- Location of septic and well creates hardship
- Will not impact neighbors

ADJOURNMENT

Meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Julie Wright
Secretary