

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JUNE 10, 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

Absent: Alternates – Clauson, Gotch

KENNETH R. BONDI – 7:00 PM

To hear comments on the application of Kenneth R. Bondi for a Variance of Art VIII, Sec A to create a new non-conforming lot, requiring a variance of 108' for frontage and 50' for sideline setback at 57 Middle Tpke.

Today Mr. Bondi faxed information regarding this hearing to the town of Coventry. Greg Padick, Town Planner, told him that a town must be notified of a hearing when the property is within 500' of the town line.

Bonnie Potocki, Zoning Agent from Coventry, called and requested that this hearing be continued due to the late notification and because the information they received was not complete.

Mr. Bondi said that the railroad believed this was a legal lot until Greg Padick told them it wasn't. Unfortunately, when the lot was approved in 1995, the notice for the land records was never filed. This was never a conforming lot, but due to zone changes, the non-conformity has changed. The railroad has not attempted to acquire adjoining property to make it a conforming lot. Their goal is to sell the lot.

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

Mr. George Thompson, who owns the store across the street from the property, spoke in favor of the application and said that he would like to see another business come in.

The hearing was continued until the July 8th meeting. The applicant will send complete information to the town of Coventry.

VOL. 4, PG 213

APPROVAL OF MINUTES FROM MAY 13, 2009

Wright moved to approve the minutes of May 13, 2009 as presented.

Motion passed

BUSINESS MEETING

Pellegrine reminded committee members that June 15, 2009 is the public hearing for the revisions to the Zoning & Subdivision Regulations. She pointed out that some of the proposed changes include items that have come before ZBA and encouraged members to show support for these changes.

ADJOURNMENT

Meeting was adjourned at 7:34 p.m.

Respectfully Submitted,

Julie Wright
Secretary

