

DRAFT
MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JULY 8, 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

Alternates – Accorsi, Clauson, Gotch

Absent: Members – Singer-Bansal, Wright

NICKOLAS BALLAS – 7:00 PM

To hear comments on the application of Nickolas Ballas for a Special Exception of Art IX, Sec c.2.b. to construct an addition to an existing non-conforming residence having a front yard setback 39' and side yard setback 2' less than minimum required at 370 Woodland Rd.

Alternates Accorsi, Clauson and Gotch acted as voting members for this hearing.

Mr. Ballas wants to add a 7 1/2' x 14' pantry addition onto his home. The only logical place for it would be off the kitchen, built into the sunroom.

A Neighborhood Approval sheet, showing no objections from neighbors and certified receipts were received.

Business Meeting:

Fraenkel moved to approve the application of Nickolas Ballas for a Special Exception of Art IX, Sec c.2.b. to construct an addition to an existing non-conforming residence having a front yard setback 39' and side yard setback 2' less than minimum required at 370 Woodland Rd, as shown on submitted plan.

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

Reasons for approval:

- Addition will be asset to neighborhood
- Will modernize and increase value of property

KENNETH R. BONDI (CONTINUANCE)

The Town of Coventry contacted the Mansfield Town Clerk's office to request additional information on this application, which was provided.

Mr. Bondi restated his hardship. In 1995 a variance was granted to the railroad for various setbacks to create this lot. Unfortunately, the notice was never filed in the land records. There is no additional land that can be purchased to make this a conforming lot (the railroad right of way is on one side and another non-conforming lot is on the other side).

Business Meeting:

Due to the fact that there were only 4 ZBA members present who could vote on this continued application, the recorded tape from the June 10, 2009 meeting was played.

Alternates Clauson and Gotch acted as voting members.

Katz moved to approve 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, as shown on submitted plan.

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

Reasons for approval:

- Topography is a hardship
- Will encourage business in depot area
- Will not create hardship to surrounding parcels
- Lot was approved once already by ZBA
- Will make the property useable

APPROVAL OF MINUTES FROM JUNE 10, 2009

Fraenkel moved to approve the minutes of June 10, 2009 as presented.

Motion passed

ADJOURNMENT

Meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Martha Fraenkel
Acting Secretary