

MANSFIELD ZONING BOARD OF APPEALS – SPECIAL MEETING
MINUTES
JANUARY 27, 2010

Chairman Pellegrine called the meeting to order at 7:00 p.m. in Conference Room B of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Singer-Bansal

Alternates – Accorsi, Clauson, Gotch

Absent: Member – Wright

Alternate Accorsi will act as a voting member of the Zoning board of Appeals for the following hearing.

CONTINUED BUSINESS MEETING – WILLIAM PAULSON APPLICATION

Pellegrine moved to approve the application of William Paulson, for a Special Exception of Art XI, Sec C.2.b to construct a 20' x 30' deck onto a non-conforming residence, at 527 Middle Tpke that will be no closer than 11' from the front yard setback where 50' is required.

Reasons for voting in favor of application:

- deck enhances property and does not adversely affect property values or the health and safety of others
- other properties on Rte 44 are close to the road and act to slow traffic
- would be a community asset, not a liability

Reasons for voting against application:

- deck is too close to road and is a detriment to neighborhood and the safety of others
- applicant could work with zoning officer to find possible alternatives
- if applicant had come to ZBA before deck was constructed, ZBA would have worked with applicant to try to reduce the size or seek alternate locations to avoid reduction in setbacks.

In favor: Accorsi, Fraenkel, Katz

Opposed: Pellegrine, Singer-Bansal

Motion failed.

ADJOURNMENT

Meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Sarah Accorsi, Secretary