

MANSFIELD ZONING BOARD OF APPEALS –REGULAR MEETING  
MINUTES  
APRIL 14, 2010

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, Singer-Bansal, Wright

Alternates – Accorsi, Gotch

Absent: Member – Fraenkel

Alternate – Clauson

Alternate Gotch acted as a voting member of the Zoning board of Appeals for the following hearing.

**WINDHAM WATER DEPARTMENT – 7:00 P.M.**

To hear comments on the application of Windham Water Dept for a Special Exception of Art IX, Sect C.2.b to construct a 12' x 24' lean-to addition to an existing non-conforming garage, 14½' from side property line where 35' is required, at 174 Storrs Rd.

Mr. Paul Deveny, representing the Windham Water Department, presented plans for the 12' x 24' lean-to addition, which will be attached to existing garage. A concrete pad was poured at the time the garage was built and the lean-to would basically be a roof with no sides. The area would be used to store snow plows and riding lawn tractors.

Certified receipts were received to show that the abutters had been notified. The applicant was unable to get signatures for a Neighborhood Opinion Sheet.

**BUSINESS MEETING**

Katz made a motion to approve the application of Windham Water Dept for a Special Exception of Art IX, Sect C.2.b to construct a 12' x 24' lean-to addition to an existing non-conforming garage, 14½' from side property line where 35' is required, at 174 Storrs Rd, as shown on submitted plan, seconded by Wright.

There was some concern that one of the abutters never picked up their certified mail. Members remembered that this abutter had appeared when the hearing was held for the

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garage and that his only concerns were in regards to an old fence, some rotted trees and the location of the corner pin. All of these issues have been resolved.

In favor: Katz, Gotch, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- will not adversely affect the neighborhood

### **APPROVAL OF MINUTES FROM JANUARY 13, 2010 AND JANUARY 27, 2010**

Katz moved to approve the minutes of January 13, 2010 as presented, seconded by Singer-Bansal. All in favor.

Gotch moved to approve the minutes of January 27, 2010 with correction, seconded by Katz. All in favor.

### **COMMUNICATIONS**

Pellegrine received a hearing notice from the Connecticut Siting Council for a public hearing on May 25, 2010, beginning at 3:00 p.m. and continued at 7:00 p.m. at the Old Town Hall in Willington regarding an application from Cellco Partnership d/b/a Verizon Wireless for a Certificate of Environmental Compatibility and Public need for the construction, maintenance and management of a telecommunications facility located at 343 Daleville Rd, Willington. Anyone interested in attending, may do so.

### **ADJOURNMENT**

Meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Sarah Accorsi, Secretary