

MANSFIELD ZONING BOARD OF APPEALS –REGULAR MEETING
MINUTES
JUNE 9, 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 – Fraenkel, Pellegrine, Singer-Bansal, Wright

Alternate – Accorsi, Clauson, Gotch

Absent: Members – Katz

RAY DUPLISSIE – 7:00 PM

To hear comments on the application of Ray Duplissie for a Special Exception of Art IX, Sec C.2.b to construct a 17'4" x 30' deck onto a non-conforming residence, at 527 Middle Tpk.

Mr. Duplissie represented the homeowner, William M. Paulson. Mr. Duplissie has redesigned the deck, showing the removal of 32" from the front so that it does not extend past the porch. Railings and an enclosure underneath the deck will be added. Access will be by french doors off the porch.

A Neighborhood Opinion Sheet was received showing no objections from abutters.

BUSINESS MEETING

Fraenkel made a motion to approve the application of Ray Duplissie for a Special Exception of Art IX, Sec C.2.b to construct a 17'4" x 30' deck onto a non-conforming residence, at 527 Middle Tpk, as shown on submitted plan, seconded by Accorsi.

Alternate Clauson acted as a voting member of the Zoning Board of Appeals for this hearing.

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

Reasons for approving application:

- does not adversely affect neighborhood
- deck enhances property

Opposed to approving application: Pellegrine

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Reasons for opposing application:

- deck was built without proper approval from town

Application was approved.

APPROVAL OF MINUTES FROM APRIL 14, 2010 AND MAY 12, 2010

Wright moved to approve the minutes of April 14, 2010 as presented, seconded by Accorsi. All in favor.

Accorsi moved to approve the minutes of May 12, 2010 as presented, seconded by Singer-Bansal. All in favor.

STEPHEN BAKER – 7:30 PM

To hear comments on the application of Stephen Baker for a Special Exception of Art IX, Sec D.3.a to construct a 425 sq ft porch with staircase access onto an existing residence within a Flood Hazard Zone, at 109 Thornbush Rd.

Mr. Baker submitted proposed plan to raise the house up above flood level, adding on a porch with staircase. He has been working with FEMA and Deputy Fire Marshall, John Jackman to draw up a plan and obtain a grant in order to resolve his flooding problems.

A Neighborhood Opinion Sheet, showing no objections and certified receipts were received.

BUSINESS MEETING

Fraenkel moved to approve the application of Stephen Baker for a Special Exception of Art IX, Sec D.3.a to construct a 425 sq ft porch with staircase access onto an existing residence within a Flood Hazard Zone, at 109 Thornbush Rd, as shown on submitted plan.

Alternates Accorsi & Gotch acted as voting members of the Zoning Board of Appeals for this hearing.

In favor of approving application: Accorsi, Fraenkel, Gotch, Pellegrine, Wright

Reasons for approval:

- renovations will enhance safety
- no negative impact on neighborhood
- town services won't be needed as often to deal with flooding problems

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Application was unanimously approved.

ADJOURNMENT

Meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Sarah Accorsi, Secretary