

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
JUNE 8, 2011

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 – Gotch, Katz, Pellegrine, Singer-Bansal

Alternate – Accorsi, Clauson

Absent: Members – Fraenkel

Alternate – Scruggs

**JON KNOWLTON – 7:00 PM**

To hear comments on the application of Jon Knowlton for a Variance of Art VIII, Sec A to construct a single-family residence with detached garage which will replace a former non-conforming residence, requiring an approx front-yard variance of 22.5’ where 60’ is required and an approx side-yard variance of 15’ where 35’ is required at 523 Woodland Rd.

Mr. Knowlton removed the old house from the property and would like to construct a single-family, 2-bedroom cape with detached garage in a new location that would allow him to utilize the existing septic system, well and driveway and allow a walk-out basement.

A letter was received from Donna Wrubel, an abutter who expressed her concerns about water drainage. Mr. Knowlton doesn’t see that there would be any additional problems caused by the construction and stated that the town is in the process of correcting this area wide problem.

A Neighborhood Opinion Sheet was submitted showing no objections from abutters and certified receipts from mailings were received.

**BUSINESS MEETING**

Singer-Bansal made a motion to approve the application of Jon Knowlton for a Variance of Art VIII, Sec A to construct a single-family residence with single story, stick construction detached garage which will replace a former non-conforming residence, requiring an approx front-yard variance of 22.5’ where 60’ is required and an approx

side-yard variance of 15' where 35' is required at 523 Woodland Rd, as shown on submitted plan.

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

In favor of approving application: Clauson, Gotch, Katz, Pellegrine, Singer-Bansal

Reasons for approving application:

- location of existing septic system, well & driveway
- topography
- improvement to property

Application was approved.

### **BRUCE FREEMAN – 7:30 PM**

To hear comments on the application of Bruce Freeman for a Variance of Art VIII, Sec A to construct a 24' x 30' garage requiring a front yard variance of 3' where 43' is required and side-yard variance of 20' where 21' is required at 727 Browns Rd.

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

Mr. Freeman is proposing to construct a 2-car, 24' x 30' garage with storage area for wood pellets. He feels the location of his septic system creates a hardship.

Pellegrine stated that she felt the garage would be much too close to property lines. Other Board members agreed.

Hearing was continued until July 13, 2011 regular meeting to allow applicant time to revise plans for garage and provide drawings.

### **MIKE STRYCHARZ – 8:00 PM**

To hear comments on the application of Mike Strycharz for a Variance of Art VIII, Sec A to construct a 4,100 sq ft warehouse structure and associated parking requiring a front yard variance of 55' where 100' is required at 173 Storrs Rd.

Mr. Strycharz is proposing to construct a 4,100 sq ft warehouse structure with associated parking at Natchaug Hospital. The garage would replace small house and be a metal building, 12' to 16' high. The hospital has no storage space or delivery area for the large

tractor trailer trucks that make deliveries. The area selected was chosen so that trucks would enter from Rte 195 and not the residential road behind the property.

Board members requested a field trip to the property and a site map that included surrounding buildings on the property.

Certified receipts from neighbor notification were received.

**APPROVAL OF MINUTES FROM MAY 11, 2011**

Singer-Bansal moved to approve the minutes as presented. Gotch seconded the motion. All in favor.

**ADJOURNMENT**

Meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Sarah Accorsi  
Secretary