

MANSFIELD ZONING BOARD OF APPEALS – FIELD TRIP
MINUTES
JUNE 30, 2011

Chairman Pellegrine called the meeting to order at 11:00 a.m. at Natchaug Hospital, 173 Storrs Rd, Mansfield Center.

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

Alternate – Accorsi, Clauson

Absent: Members – Fraenkel

Alternate – Scruggs

MIKE STRYCHARZ (CONTINUANCE) – 11:00 A.M.

An existing building will be torn down and replaced by a wider building, 10' closer to the road, and would be in alignment with the building next door. Two garage doors, 10' x 10' would be on south side where delivery trucks will enter to make their deliveries and then go out a separate exit (presently trucks exit through the entryway).

Drawings were provided. The roof line will be lower in the front and designed to blend into the area, matching other existing structures. The interior will have 6 offices, 2 bathrooms, a break area and a copy room. This building will be used by staff only.

BUSINESS MEETING

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

Accorsi made a motion to approve 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, as shown on submitted plan.

In favor of approving application: Accorsi, Gotch, Katz, Pellegrine

Reasons for approving application:

- establishing separate entrance and exit lanes creates an improvement of traffic patterns and alleviates some safety issues

- hospital property has unique considerations (need for playing fields, etc. are better in the rear of the property)
- layout of property
- use of available rear land would be disruptive to residential neighborhood creating more dangerous traffic patterns

Opposed to approving application: Singer-Bansal

Reasons for opposing application:

- no demonstrated hardship

Application was approved.

ADJOURNMENT

Meeting was adjourned at 11:30 a.m.

Respectfully Submitted,

Sarah Accorsi
Secretary