

MANSFIELD ZONING BOARD OF APPEALS – SPECIAL MEETING
MINUTES
AUGUST 17, 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 – Fraenkel, Gotch, Katz, Pellegrine, Singer-Bansal

Alternate – Scruggs

Absent: Alternate – Accorsi, Clauson

BUSINESS MEETING: CURTIS & JOAN CHASE APPLICATION

It was determined that the zoning agent had made an error and that a rear yard variance is necessary to construct the garage addition at 67 Mountain Rd. Pellegrine sought legal advice from Atty. Steven Byrne, an expert on land use, and he advised that the motion made on August 10, 2011 could be amended to include the rear yard variance.

Singer-Bansal made a motion to reconsider the Zoning Board's August 10, 2011 approval of the Chase application, seconded by Gotch. Gotch, Katz, Pellegrine and Singer-Bansal in favor. Fraenkel abstained.

Katz made a motion to amend prior motion to approve the application of Curtis & Joan Chase for a Variance of Art IX, Sec C.2.b (Note) to construct a 24' x 24' addition to a non-conforming garage approximately 18' from side property line where 35' is required and approximately 30' from rear property line where 50' is required at 67 Mountain Rd, as shown on submitted plan.

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

Reasons for approving application:

- Non-conforming lot
- Topography
- Will not have a negative affect on neighborhood

Opposed to approving application: Fraenkel

Reasons for opposing application:

- No demonstrated hardship

Application was approved.

ADJOURNMENT

Meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Sharon Tyler