

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
SEPTEMBER 14, 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 – Scruggs

Absent: Member – Fraenkel

Alternates – Accorsi, Clauson

JAMES SAUVE - 7:00 P.M.

To hear comments on the application of James Sauve for a Variance of Art VIII, Sec A to divide an existing parcel into 2 lots, one which will have 47' of frontage where 200' is required at 29 North Windham Rd.

There is presently a small farmhouse on this 8.6 acre lot with approximately 247' of frontage. Mr. Sauve would like to split the rear 6 acres and eventually sell it. He plans to renovate the existing farmhouse and the front barn and demolish the barn in the rear. He contacted the Army Corps of Engineers, who owns abutting property on both sides but they said that they do not have authority to carry out land exchanges unless the transaction is considered necessary or advisable for a federal project.

The property was acquired about a year ago, under the present regulations. Mr. Sauve feels that his hardship is that the Army Corps of Engineers will not negotiate.

A Neighborhood Approval Sheet was submitted, showing no objections from abutters and a certified receipt for a letter sent to the Army Corps of Engineers was received.

Mr. Michael Dion from 30 North Windham Road was present and asked questions about the possibility of multiple dwellings being built on this lot if the variance was approved.

BUSINESS MEETING

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

Scruggs moved to approve the application of James Sauve for a Variance of Art VIII, Sec A to divide an existing parcel into 2 lots, one which will have 47' of frontage where 200' is required at 29 North Windham Rd, as shown on submitted plan.

Opposed to approving application: Gotch, Katz, Pellegrine, Singer-Bansal, Scruggs

Reasons for opposing application:

- No demonstrated hardship
- Purchase of land was done with full knowledge of situation
- There is presently reasonable use of the land

Application was denied.

APPROVAL OF MINUTES FROM AUGUST 10, 2011 & AUGUST 17, 2011

Scruggs moved to approve the minutes of both meetings as presented. Gotch seconded the motion. All in favor.

ADJOURNMENT

Meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Beverly Gotch, Acting Secretary