

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
FEBRUARY 8, 2012

Chairman Gotch called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Accorsi, Gotch, Katz, Pellegrine, Welch

Alternate – Brosseau, Clauson, Scruggs

COLIN MARTIN – 7:00 P.M

To hear comments on the application of Colin Martin for a Variance of Art VIII A to construct a 12' x 16' x 16' high storage shed, 6' from the property line where 15' is required at 17 Thornbush Rd.

Mr. Martin built a 12' x 16' storage shed and has placed it 6' from his property line where 15' is required. He was unaware that he needed to obtain a building permit. He has a corner lot which made it difficult to find a location for the shed. He did not want to put it in the middle of his back yard where it would block his view of his children and create a safety hazard. He also didn't want to put it in the area the health department designated as a second septic area, to be used in the event the existing septic system fails. He is planning an addition to his house and possibly an addition to the garage sometime in the future. The shingles and roof pitch of the shed matches the house. His stated hardship is the location of the secondary septic system area and the safety of his children.

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

BUSINESS MEETING

Pellegrine made a motion to approve the application of Colin Martin for a Variance of Art VIII A to construct a 12' x 16' x 16' high storage shed, 6' from the property line where 15' is required at 17 Thornbush Rd, as shown on submitted plan.

In favor of approving application: Katz, Welch

Opposed to approving application: Accorsi, Gotch, Pellegrine

Reasons for voting in favor of application:

- Topography
- Location of reserve septic area
- Aesthetically pleasing

Reasons for voting to oppose application:

- Shed is too close to property line
- There are other possible locations for shed
- No demonstrated hardship

Application was denied.

APPROVAL OF MINUTES FROM DECEMBER 14, 2011

Pellegrine moved to approve the minutes of December 14, 2011 as presented, seconded by Accorsi. All in favor.

ELECTION OF VICE-CHAIRMAN

Pellegrine nominated Welch as vice-chairman of ZBA, seconded by Accorsi. All in favor.

ADJOURNMENT

Meeting was adjourned at 7:52 p.m.

Respectfully Submitted,

Sarah Accorsi, Secretary