

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JUNE 13, 2012

Chairman Accorsi 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 – Clauson

Absent: Alternates – Brosseau, Scruggs

THE FARMER’S COW, LLC – 7:00 P.M

To hear comments on the application of The Farmer’s Cow, LLC for a variance of Art X, Sec C.5.a.2 to erect a 37.5 sq ft building identity sign where a maximum 25 sq ft is permitted at 82 Storrs Rd.

Robin Chesmer, Lincoln Chesmer’s father spoke regarding his son’s application. They feel a sign this size is needed in order for the business to be visible from the road. He said the zoning agent had requested that a parapet structure be put behind the top portion of the sign.

There was a question regarding the amount of variance necessary to erect the proposed sign due to a memo received from the zoning agent. It was unclear whether the parapet structure would be included as part of the measurements. A phone call was made to Curt Hirsch, Zoning Enforcement Agent, for clarification. He said that the back board or false roof, which would have to cover more than half the roof, would not be included in the measurements and that a 12.5 sq ft variance is what would be needed to erect the proposed sign.

Neighborhood Opinion Sheets were received showing no objections and certified mail receipts were submitted.

BUSINESS MEETING

Pellegrine made a motion to approve the application of The Farmer’s Cow, LLC for a variance of Art X, Sec C.5.a.2 to erect a 37.5 sq ft building identity sign where a maximum 25 sq ft is permitted at 82 Storrs Rd, as shown on submitted plan.

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

Opposed to approving application: Pellegrine

Reasons for voting in favor of application:

- Size of building negatively impacts visibility of business
- Distance from road

Reasons for voting to oppose application

- No demonstrated hardship

Application was approved.

APPROVAL OF MINUTES FROM APRIL 11, 2012

Katz moved to approve the minutes of April 11, 2012 as presented, seconded by Pellegrine. All in favor.

ADJOURNMENT

Meeting was adjourned at 8:02 p.m.

Respectfully Submitted,

Beverly H. Gotch, Acting Secretary