

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
SEPTEMBER 12, 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, Welch

Alternate – Brosseau, Clauson

**JEFF BARRON – PRIDE SIGNS – 7:00 P.M.**

To hear comments on the application of Jeff Barron - Pride Signs for a variance of Art X, Sec C.6.e to erect 13 awning signs at Applebee's Neighborhood Bar & Grill, in addition to the 2 authorized building identity signs, at 93 Storrs Rd.

Jeremy Waycott from Arnco Sign Company spoke on behalf of applicant. In an attempt to bring back old customers, Applebee's is remodeling, making the restaurant more community oriented. The current window awnings are old and hard to clean. The new proposed awnings are made of metal and are maintenance free with LED lighting on them. The applicant is willing to remove the 2 existing signs on the Rte. 195 side and put one sign on the building tower in addition to the 13 proposed awning signs.

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

It was decided to continue this hearing until October 10, 2012 in order for applicant to find out the total square footage of the proposed signs and the amount of variance needed. Also, the applicant will verify that all abutters were notified.

**RESIGNATIONS**

Resignations were received for ZBA members Carol Pellegrine and Lyle Scruggs.

**ELECTION OF SECRETARY**

Accorsi nominated Brosseau for secretary, seconded by Katz. All in favor.

**APPROVAL OF MINUTES FROM JUNE 13, 2012**

Katz moved to approve the minutes of June 13, 2012 as presented, seconded by Welch. All in favor.

**MARJA PREWITT – 7:30 P.M.**

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

To hear comments on the application of Marja Prewitt for a variance of Art VIII, Sec A to construct a covered porch on the front of their residence that would be 35' from the front property line where 40' is required, at 4 Pine Ridge Ln.

David Parks, husband of Marja Prewitt, said their main concern is to divert excess water from the main entrance to their home and away from their front walkway. Their hardship is that the house was built 40' from their front property line due to the steep grading of the back property. The house was not designed properly to handle water drainage which pools and turns to ice in the winter, creating a dangerous situation for Mr. Parks' elderly mother-in-law who resides with them. The porch would create a sitting area which would be useful since they don't have much of a backyard. It would give privacy to their front facing bathroom window and improve the appearance of the house.

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

**BUSINESS MEETING**

Welch moved to approve the application of Marja Prewitt for a variance of Art VIII, Sec A to construct a covered porch on the front of their residence that would be 35' from the front property line where 40' is required, at 4 Pine Ridge Ln, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Topography
- Will enhance appearance

Application was approved.

**ADJOURNMENT**

Meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Richard Brosseau, Secretary