

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
SEPTEMBER 11, 2013

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, Hammer, Katz, Welch

Alternates – Aho

Absent: Member – Gotch

Alternates – Brosseau, Clauson

**RALPH C. MANSELL – 7:00 P.M.**

To hear comments on the application of Ralph C. Mansell for a Variance of Art VIII, Sec A to locate a 12' x 16' storage shed approx. 34' from the front property line where 60' is required at 101 Woodland Rd.

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

In June 2013, Mr. Mansell ordered the delivery of a 12' x 16' storage shed. When the deliverymen arrived, they advised that he choose another location for the shed due to the location of the septic system. The truck could not access the second area that was chosen without driving over the septic area or driving down a steep hill. They ended up dropping the shed in the only place available, not realizing the frontage requirements. Mr. Mansell submitted a letter from the company where he purchased the shed, explaining the delivery difficulties.

A Neighborhood sheet was received, as well as correspondence from one abutter, showing no objections.

**BUSINESS MEETING**

Katz moved to approve the application of Ralph C. Mansell for a Variance of Art VIII, Sec A to locate a 12' x 16' storage shed approx. 34' from the front property line where 60' is required at 101 Woodland Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Aho, Hammer, Katz, Welch,

Reasons for voting in favor of application:

- Location of septic system
- Topography
- No objections from neighbors

Application was approved.

**APPROVAL OF MINUTES FROM AUGUST 14, 2013**

Katz moved to approve the minutes of August 14, 2013 as presented, seconded by Welch.  
All in favor.

**ADJOURNMENT**

Meeting was adjourned at 7:25 P.M.

Respectfully Submitted,

Shirley Katz, Acting Secretary