

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
DECEMBER 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, Katz, Stearns, Welch

Alternates – Shaiken, Ward

Absent: Member – Gotch

Alternates – Brosseau

**SWEARING IN OF NEWLY ELECTED MEMBERS**

Sarah Accorsi, Robert Stearns and Alicia Welch were sworn in as regular Zoning Board of Appeals members. Ben Shaiken and Tom Ward were sworn in as Zoning Board of Appeals alternates.

**APPROVAL OF MINUTES FROM OCTOBER 9, 2013**

Katz moved to approve the minutes of October 9, 2013 as presented, seconded by Welch. All in favor.

**JOHN H. SHADLER – 7:00 P.M. HEARING**

To hear comments on the application of John H. Shadler for a Variance of Art. X, Sec L.2.a & L.2.a.4 to allow an efficiency unit within a single-family residence that would be larger than permitted and have an occupancy of more than 2 persons at 32 Baxter Rd.

Mr. John Shadler said the basement of the house has been finished. The septic system has been checked and a soil test done.

Mrs. Nancy Banning explained that she has owned the house for 10 years and lived there with her daughter. She had the basement finished with the idea of having her mother live there. She was not aware that the builder did not obtain the proper permits, but the work was completed. Her mother never moved in but her daughter used the bedroom. Last year Mrs. Banning married Mr. Shadler who has 2 sons.

They put the house up for sale, advertising it as a 3 bedroom/2 bathroom house and discovered that the permits were never obtained from the town. They are seeking a variance so that in the event the house does not sell, they can accommodate their newly extended family which consists of 2 adults and 3 children. They do not intend to have more than 2 people staying in the basement living area.

Half of the basement is an efficiency. One quarter of the basement is a playroom and the other quarter is unfinished.

A Neighborhood Opinion sheet was received showing no objections and certified receipts were submitted.

### **BUSINESS MEETING**

The board was unclear if the applicant really was looking for a variance for an efficiency apartment or whether they wanted approval for additional rooms in the basement. They asked the applicant to provide a drawing of the layout of the house, showing square footage of each room. The board will set up a time with the applicant so they can see the interior of the house. The hearing was continued until the next meeting date on January 8, 2014.

### **ELECTION OF OFFICERS**

Chairman – Welch nominated Accorsi as chairman, seconded by Katz. All in favor. Accorsi accepted nomination.

Vice-chairman – Accorsi nominated Welch as Vice-chairman, seconded by Katz. All in favor. Welch accepted nomination.

Secretary – Accorsi nominated Brosseau, seconded by Welch. All in favor.

### **ADJOURNMENT**

Meeting was adjourned at 7:55 P.M.

Respectfully Submitted,

Alicia Welch, Acting Secretary