

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
MAY 14, 2014

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, Stearns

Alternates – Shaiken

Absent: Member – Welch

Alternates – Brosseau, Ward

Alternate Shaiken acted as voting member for these hearings.

**C-TEC SOLAR – 7:00 P.M. HEARING**

To hear comments on the application of C-Tec Solar for a Variance of Art VIII, Sec A to install a ground-mounted solar array 12’ from the side property line where 35’ is required at 137 Summit Rd.

Mr. Glenn Barresi from C-Tec Solar said that a mistake was made in the placement of the solar panels when they were being installed, resulting in them being put 12’ from the side property line. Property owner, Mark Boyer, stated that this is the only possible location on his property, without having to take down a large row of trees. Mr. Barresi agreed.

A letter was received from Scott & Carole Sheldon, whose property directly abuts the solar panels, saying they had signed the Neighborhood Opinion Sheet with no objections but after looking into the matter further, would like to withdraw the signature and state their opposition.

A Neighborhood Opinion Sheet was submitted, showing no objections from abutters and certified receipts from mailings were received.

**BUSINESS MEETING**

It was decided to continue the hearing until June 11, 2014 to give the applicant time to consider the letter that was submitted and to explore their options.

**APPROVAL OF MINUTES FROM FEBRUARY 19, 2014**

Shaiken moved to approve the minutes of February 19, 2014 as presented, seconded by Stearns. All in favor.

**DEBORAH DANCY – 7:30 P.M.**

To hear comments on the application of Deborah Dancy for a Variance of Art VIII, Sec B.4.c to construct a mud room and one-car garage addition onto an existing residence where the garage will be 14' 7" from the side property line where 25' is required at 56 Farrell Rd.

Deborah Dancy is proposing to build a 1-car garage addition but due to the shape of her property and the placement of the septic system, the only possible location would be 14'7" from the side property line.

A letter was received from neighbors, Georgieanna & Thomas Fisher supporting the proposal and Mr. Fisher, who was present, stated his approval.

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

**BUSINESS MEETING**

Shaiken moved to approve the application of Deborah Dancy for a Variance of Art VIII, Sec B.4.c to construct a mud room and one-car garage addition onto an existing residence where the garage will be 14' 7" from the side property line where 25' is required at 56 Farrell Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Gotch, Katz, Shaiken, Stearns

Reasons for voting in favor of application:

- Location of septic system
- Topography – difficult shape of property
- Will improve property values

Application was approved.

**STEVEN GUYETTE – 8:00 P.M.**

To hear comments on the application of Steven Guyette for a Variance of Art VIII, Sec A to divide a 56 acre parcel of land into two lots, one having 137' of frontage where 200' is required at 140 Codfish Falls Rd.

Steven Guyette's mother, Elaine Guyette, currently owns the 56 acre lot which was divided once in 2005 so his uncle could build the house next door. If they get this variance, they will apply to subdivide the land and build a house for his family as well.

Ed Pelletier said that due to a steep embankment and ledge outcroppings, they would use a common driveway with Elaine Guyette's property. The frontage would not be affected and the house would not be visible from the road. The hardship is the irregular shape and the topography which includes wetlands.

A Neighborhood Opinion Sheet was received showing no objections from abutters and certified receipts from mailings were received.

**BUSINESS MEETING**

Shaiken moved to approve the application of Steven Guyette for a Variance of Art VIII, Sec A to divide a 56 acre parcel of land into two lots, one having 137' of frontage where 200' is required at 140 Codfish Falls Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Gotch, Katz, Shaiken, Stearns

Reasons for voting in favor of application:

- Topography – hilly, rocky, swampy land

Application was approved.

**ADJOURNMENT**

Meeting was adjourned at 8:15 P.M.

Respectfully Submitted,

Ben Shaiken  
Acting Secretary