

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
JUNE 11, 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, Katz, Stearns

Alternates – Brosseau, Shaiken

Absent: Member – Gotch, Welch

Alternates – Ward

Alternates Shaiken and Brosseau acted as voting members for these hearings.

**PETER A. SEPE - 7:00 P.M.**

To hear comments on the application of Peter A. Sepe for a Variance of Art IV, Sec B.64 to authorize the occupancy of a single-family residence by a non-family group of persons at 65 Moulton Rd.

Mr. Sepe has rented out this property for over 30 years. After discussion with the Housing Code Enforcement Officer, he filed an application to construct a 4<sup>th</sup> bedroom and an additional bathroom in the basement of the property. He also submitted applications for a residential parking permit and a building permit. It was clear on the applications that this was a rental property. All of the permits were approved. After the construction work was completed, he was told by the Zoning Officer that he could not rent out the 4<sup>th</sup> bedroom. At no time during this application process was he ever informed that this would not be in compliance with the zoning definition of a family.

A Neighborhood Opinion Sheet was submitted, showing no objections from abutters.

**C-TEC SOLAR CONTINUANCE**

Brosseau listened to the tape of the May hearing and will participate in the continuance of the hearing.

Mr. Boyer stated there is no other place for the ground-mounted solar array due to the septic fields and the extensive tree line. Moving them would be extremely costly.

A representative from C-Tec said the company takes responsibility for the error and that it was unintentional.

Neighbors, Carol and Scott Sheldon, said the zoning permit application was submitted to the town incorrectly and that the Board should make their decision as if the panels had not already been installed. Their house is close to the property line, 3 stories high, with 4 bedrooms looking down at the solar panels. They do not feel plantings or fencing are feasible options and are concerned this would affect the resale value of their home.

### **BUSINESS MEETING**

#### Sepe application

Brosseau moved to approve the application of Peter A. Sepe for a Variance of Art IV, Sec B.64 to authorize the occupancy of a single-family residence by a non-family group of persons at 65 Moulton Rd, as shown on submitted plan. Motion seconded by Shaiken.

In favor of approving application: Shaiken, Stearns

Opposed to approving application: Accorsi, Brosseau, Katz

Reasons for voting in favor of application:

- town should have discovered the issue during the permit application process

Reasons for voting to oppose application:

- no hardship determined
- Concerns about possible problems in the future when the property changes hands

Application was denied.

#### C-Tec Solar application

Shaiken moved to deny 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, as shown on submitted plan.

Opposed to approving application: Accorsi, Brosseau, Katz, Shaiken, Stearns

Reasons for voting to oppose application:

- Negative impact on neighbors

Application was denied.

**APPROVAL OF MINUTES FROM MAY 14, 2014**

Accorsi moved to approve the minutes of May 14, 2014, with correction. All in favor.

**ADJOURNMENT**

Meeting was adjourned at 8:12 P.M.

Respectfully Submitted,

Richard Brosseau  
Secretary