

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

Alternates – Brosseau, Shaiken

Absent: Member – Gotch

Alternates – Ward

JOANNA BORUCINSKA – 7:00 P.M.

To hear comments on the application of Joanna Borucinska for a Special Exception of Art IX, Sec C.2.c to construct a 32' x 20' barn with lean-to in the location of an existing non-conforming garage, decreasing the side property setback from 21.7' to 10' at 41 Mulberry Rd.

Alternate Shaiken acted as voting member for this hearing.

Ms. Borucinska would like to replace a 24' x 20' garage with a new garage of the same size, with an attached 8' deep lean-to to house a horse. The placement will extend the structure, bringing it to 10' from the side property line. There is no other place to put the garage due to a steep slope, an existing stone wall and the placement of the well. She feels that replacing this garage will enhance the neighborhood.

A Neighborhood Opinion Sheet was submitted, showing no objections from abutters and certified receipts for abutters notified by mail.

Mr. Francis Kaess, neighbor across the street, expressed concerns about a neglected drain near the proposed area and was given information on who to contact at the town hall for assistance in this matter.

BUSINESS MEETING

Welch moved to approve the application of Joanna Borucinska for a Special Exception of Art IX, Sec C.2.c to construct a 32' x 20' barn with lean-to in the location of an existing

non-conforming garage, decreasing the side property setback from 21.7' to 10' at 41 Mulberry Rd, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Will not negatively affect the property values of neighborhood

Application was approved.

APPROVAL OF MINUTES FROM JUNE 11, 2014

Katz moved to approve the minutes of June 11, 2014 as presented. All in favor.

APPROVAL OF 2015 MEETING SCHEDULE

Shaiken moved to approve the 2015 meeting schedule as presented. All in favor.

JULIE MENARD & STEVEN LANE – 7:30 P.M.

To hear comments on the application of Julie Menard & Steven Lane for a Special Exception of Art IX, Sec C.2.c for a proposed 8'x 27' front porch on an existing non-conforming residence, reducing the front yard setback from 31' to 23' at 131 Brookside Ln.

Alternate Brosseau acted as voting member for this hearing.

Mr. Lane said they are squaring off the house and adding an 8' porch with roof. The porch will extend 8' into the front yard setback. They have lived in the house for 27 years and they feel a strong sense of community. Many of their neighbors have porches and they feel that by adding on a porch, they will enhance this sense of community. Ms. Menard said that she feels the porch addition will lend to the character of the neighborhood.

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

Betsy Parker, 710 Storrs Rd, said that she feels front porches do build community and that the applicants, who are her friends, are perfect porch people.

BUSINESS MEETING

Welch moved to approve the application of Julie Menard & Steven Lane for a Special Exception of Art IX, Sec C.2.c for a proposed 8'x 27' front porch on an existing non-conforming residence, reducing the front yard setback from 31' to 23' at 131 Brookside Ln, as shown on submitted plan.

In favor of approving application: Accorsi, Brosseau, Katz, Stearns, Welch

Reasons for voting in favor of application:

- Will enhance the neighborhood
- Proposal is in keeping with other houses in neighborhood

Application was approved.

ADJOURNMENT

Meeting was adjourned at 7:40 P.M.

Respectfully Submitted,

Richard Brosseau
Secretary