

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
APRIL 8, 2015

Chairman Accorsi called the meeting to order at 7:00 p.m. in Conference Room C of the Audrey P. Beck Municipal Building.

Present: Members – Accorsi, Katz, Stearns, Welch

Alternate – Shaiken

Absent: Member – Gotch

Alternates – Brosseau, Ward

LARRY & LAURIE WASIELE – 7:00 P.M.

To hear comments on the application of Larry & Laurie Wasiele for a Special Exception of Art IX, Sec C.2.c to add a 20' x 35' addition to an existing non-conforming residence, reducing the side yard setback from 14' to 5 ½' at 357 Gurleyville Rd.

Alternate Shaiken acted as voting member for this hearing.

Mr. Wasiele is seeking a special exception to build a bedroom and bathroom addition onto his home. Although the house is very close to the side property line, wetlands and ledge prevent any further construction in the area.

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

BUSINESS MEETING

Shaiken moved to approve the application of Larry & Laurie Wasiele for a Special Exception of Art IX, Sec C.2.c to add a 20' x 35' addition to an existing non-conforming residence, reducing the side yard setback from 14' to 5 ½' at 357 Gurleyville Rd, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Will improve property value and will not negatively affect the health, welfare and safety of town.

Application was approved.

APPROVAL OF MINUTES FROM NOVEMBER 12, 2014

Katz moved to approve the minutes of November 12, 2014 as presented. All in favor.

RICH GAGLIARDI – 7:30 P.M.

To hear comments on the application of Rich Gagliardi for a Special Exception of Art IX, Sec C.2.c to construct a 12' x 13' mudroom addition onto a non-conforming residence, reducing the rear yard setback from 37' to 25' at 485 North Eagleville Rd.

Alternate Shaiken acted as voting member for this hearing.

This approximate 750 square foot house originally had 2 bedrooms but has been converted to a one bedroom home. The applicant would like to add on a mudroom which would also be used as a laundry room, since the basement has a low ceiling and is only accessible by an outside entrance.

Certified receipts for abutters notified by mail were submitted and a letter from abutter, Eric Goldberg, was received stating that he and his wife have no objections to the granting of the special exception.

BUSINESS MEETING

Shaiken moved to approve the application of Rich Gagliardi for a Special Exception of Art IX, Sec C.2.c to construct a 12' x 13' mudroom addition onto a non-conforming residence, reducing the rear yard setback from 37' to 25' at 485 North Eagleville Rd, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Will improve property value and will not negatively affect the health, welfare and safety of town.

Application was approved.

ADJOURNMENT

Meeting was adjourned at 7:38 P.M.

Respectfully Submitted,

Ben Shaiken
Acting Secretary