

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
MAY 13, 2015

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

Alternate – Brosseau

Absent: Member – Gotch

Alternates – Shaiken, Ward

**ANTHONY GIOSCIA – 7:00 P.M.**

To hear comments on the application of Anthony Gioscia for a Special Exception of Art IX, Sec C.2.c. to construct a 24' x 36' addition onto an existing non-conforming structure, reducing the front yard setback from 40' to 34' at 1708 Stafford Rd.

Alternate Brosseau acted as voting member for this hearing.

Mr. Gioscia is requesting a special exception to add an addition onto an existing non-conforming colonial style home. A small portion of the proposed addition will reduce the setback by an additional 6 feet. The purpose of the addition is so that the property can be used solely for his business as an optometrist. The construction would be in character with the existing structure and a parking area will be added.

Certified receipts and Neighborhood Opinion Sheets, showing no objections from abutters, were submitted.

**BUSINESS MEETING**

Brosseau moved to approve the application of Anthony Gioscia for a Special Exception of Art IX, Sec C.2.c. to construct a 24' x 36' addition onto an existing non-conforming structure, reducing the front yard setback from 40' to 34' at 1708 Stafford Rd, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Existing structure is non-conforming
- Does not adversely affect character of neighborhood
- Will not negatively affect the health, welfare and safety of town
- Neighborhood approval
- Small exception requested

Application was approved.

**APPROVAL OF MINUTES FROM APRIL 8, 2015**

Katz moved to approve the minutes of April 8, 2015 as presented. All in favor.

**ADJOURNMENT**

Meeting was adjourned at 7:38 P.M.

Respectfully Submitted,

Richard Brosseau  
Secretary