

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
JUNE 10, 2015

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

Present: Members – Accorsi, Katz, Stearns

Alternate – Shaiken, Ward

Absent: Member – Gotch

Alternates – Brosseau

Alternates Shaiken and Ward acted as voting members for both hearings.

**RICARDO TRINDADE – 7:00 P.M.**

To hear comments on the application of Ricardo Trindade for a Variance of Art VIII, B.4 to construct a two-car garage set back 25' from the front property line, where 58' is required at 42 Monticello Ln.

Mr. Trindade is in the process of purchasing this property, which currently has no garage. Obstacles in finding a location to put a garage are the septic system and leech fields, the steep slope of the land, and the angle of the house.

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

**BUSINESS MEETING**

Shaiken moved to approve the application of Ricardo Trindade for a Variance of Art VIII, B.4 to construct a two-car garage set back 25' from the front property line, where 58' is required at 42 Monticello Ln, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Topography
- Septic & leech fields
- Location of house

Application was approved.

**WILLIAM & ELIZABETH LAWSON – 7:15 P.M.**

To hear comments on the application of William & Elizabeth Lawson for a Special Exception of Art IX, C.2.c to construct a porch onto an existing non-conforming house, which would increase the nonconformity by 7', at 3 Hillside Circle, as shown on submitted plan.

Mrs. Lawson would like to build a new covered porch with a shed and entryway onto the front of their home.

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

**BUSINESS MEETING**

Shaiken moved to approve the application of William & Elizabeth Lawson for a Special Exception of Art IX, C.2.c to construct a porch onto an existing non-conforming house, which would increase the nonconformity by 7', at 3 Hillside Circle.

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

Reasons for voting in favor of application:

- Will improve appearance of house and be an asset to community
- No neighborhood objections
- Does not affect health, welfare or safety of town

Application was approved.

**APPROVAL OF MINUTES FROM MAY 13, 2015**

Katz moved to approve the minutes of May 13, 2015 as presented.

In favor: Accorsi, Katz, Stearns, Ward (Shaiken abstained from vote)

**ADJOURNMENT**

Meeting was adjourned at 7:25 P.M.

Respectfully Submitted,

Robert Stearns  
Acting Secretary