

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
OCTOBER 14, 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, Gotch, Katz, Stearns, Welch

Alternate – Shaiken

Absent: Alternates – Brosseau, Ward

STEVEN ROGERS (CONTINUANCE) – 7:00 P.M.

To hear comments on the application of Steven Rogers for a Variance of Art VIII, Sec A for a lot line revision that would reduce the setback of a non-conforming structure from 25’ to 11’ at 93 Old Turnpike Rd.

Alternate Shaiken acted as voting member for this hearing.

There was a question as to whether or not this application should have been made for a special exception, rather than a variance. Zoning enforcement officer, Curt Hirsch, distributed copies of Article 9, Sec C2 of the zoning regulations which describes approval of a special exception by the Zoning Board of Appeals “for expanded or altered portions of the building, structure or site improvement...” Because changes are not being made to the building, he felt a special exception would not apply in this case.

Mr. Hirsch answered board members’ questions regarding what might constitute a hardship for the granting of a variance.

Mr. Rogers reiterated that his hardship is the preservation of an historical structure.

BUSINESS MEETING

Shaiken made a motion to approve the application of Steven Rogers for a Variance of Art VIII, Sec A for a lot line revision that would reduce the setback of a non-conforming structure from 25’ to 11’ at 93 Old Turnpike Rd, as shown on submitted plan.

In favor of approving application: Gotch, Katz, Stearns, Shaiken

Reasons for voting in favor of application:

- Historical preservation of barn

Opposed to approving application: Accorsi

Reasons for voting to oppose application:

- Self-created hardship
- Financial gain
- Opposition of abutter

Application was approved.

APPROVAL OF MINUTES FROM AUGUST 12, 2015

Shaiken moved to approve the minutes of August 12, 2015 as presented.

All in favor.

2016 COMMITTEE SCHEDULE

Approved. All in favor.

ADJOURNMENT

Meeting was adjourned at 7:30 P.M.

Respectfully Submitted,

Ben Shaiken
Acting Secretary