

DRAFT
MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JULY 12, 2017

Chairman Accorsi called the meeting to order at 7:10 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Accorsi, Brosseau, Stearns, Welch

Alternate – Ward

Absent: Member – Katz

Alternate – Litrico

Alternate Ward acted as voting member for these hearings.

WILLIAM KOCHER – 7:00 P.M.

To hear comments on the application of William Kocher for a Variance of Art 10, Sec A to build a 2 bay garage 10' from the side yard where 35' is required at 65 Separatist Rd.

Mr. Kocher stated that due to the topography of his land, this is the only place a garage can be built.

Certified receipts were submitted, showing that all abutters had been notified of this hearing.

BUSINESS MEETING

Brosseau made a motion to approve the application of William Kocher for a Variance of Art 10, Sec A to build a 2 bay garage 10' from the side yard where 35' is required at 65 Separatist Rd, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Topography – steep slope
- No other reasonable option for placement of garage

Application was approved.

APPROVAL OF MINUTES FROM SEPTEMBER 14, 2016

Stearns moved to approve the minutes of September 14, 2016 as presented.

All in favor.

HEARING TIMES

A motion was made to set future hearing times 15 minutes apart instead of 30 minutes.
All in favor.

TOWN OF MANSFIELD – 7:30 P.M.

To hear comments on the application of the Town of Mansfield for a Variance of Art 8, Sec A to install a sanitary sewer pump station 20' from the side yard where 35' is required at 536 Middle Tpk.

Derek Dilaj, Assistant Town Engineer for the Town of Mansfield, explained that Jensen's new pumping station is part of the Four Corner Sewerage Project. The University of Connecticut is the only abutter. This site was chosen because it's the lowest elevation on the property. The 50' rear setback requirement will be met but the 35' side yard setback requirement cannot be met due to wetlands. The current proposal has been approved by the Inland Wetlands Commission. An 8', white, PVC fence will block the view of the structure and there should be no significant noise, since the generator will be housed inside the structure and will have a muffler.

A Neighborhood Opinion Sheet was received showing objections from 2 abutters and approval from 2 abutters. No abutter attended the hearing to voice their support or disapproval. Proof that certified letters were sent to abutters was also received. There was no response from UConn but Mr. Dilaj stated that they have been in support of the Four Corner Sewerage Project.

BUSINESS MEETING

Welch made a motion to approve the application of the Town of Mansfield for a Variance of Art 8, Sec A to install a sanitary sewer pump station 20' from the side yard where 35' is required at 536 Middle Tpk, as shown on submitted plan.

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

Reasons for voting in favor of application:

- Wetlands
- Topographical concerns
- No objections from UConn

Application was approved.

ADJOURNMENT

Meeting was adjourned at 7:50 P.M.

Respectfully Submitted,

Richard Brosseau
Secretary