

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
MAY 10, 2006

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Accorsi, Clauson, Fraenkel, Gotch, Katz, Pellegrine, Singer-Bansal

Absent: Wright

**JOHN & BARBARA TROYER – 7:00 P.M.**

Accorsi was asked to act as voting member of the Zoning Board of Appeals for this hearing.

To hear comments on the application of John & Barbara Troyer, 840 Mansfield City Rd, for a Special Exception of Art. IX, Sec. C.2.b Non-conforming Structures, Expansions/Alterations, to construct a 2-car garage and mudroom addition.

Mr. Troyer is proposing to build a 2-car garage with 2 rooms above it, to be used as extra bedrooms, with an 11'x13' connection to house.

Certified letter receipts were received. There were no responses from neighbors.

The Board requested a completed Neighborhood Opinion Sheet and continued the hearing until June 14, 2006.

**BUSINESS MEETING**

Pellegrine met with Town Attorney, Dennis O'Brien and Town staff, Greg Padick, Curt Hirsch and Mathew Hart to discuss the notification process for ZBA applicants whose land abuts Town property.

Padick suggested changes in the wording of the Neighborhood Opinion Sheet and would like to discuss updating the General Information Sheet.

**APPROVAL OF MINUTES FROM APRIL 11, 2006 MEETING**

This was tabled until the June 14, 2006 meeting

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**WILLIAM SLOAN – 7:30 P.M.**

Clauson was asked to act as voting member of the Zoning Board of Appeals for this hearing.

To hear comments on the application of William Sloan, 38 Mountain Rd, for a Variance of Art. VIII, Sec B.4 Rear and Side Yard Setbacks, to construct a 22'x24' membrane "tent" structure.

Mr. Sloan has erected a 22'x24' tent structure for temporary use as storage. He is asking for a variance of 21' on his side yard and 27' in the rear. He feels his hardship is due to the slope of the land.

He submitted a letter notifying property abutters of his application with neighbor's signatures showing no objections.

**Business Meeting:**

**Sloan Application**

Katz moved to approve the application of William Sloan, 38 Mountain Rd, for a Variance of Art. VIII, Sec B.4 Rear and Side Yard Setbacks, to construct a 22'x24' membrane "tent" structure, as shown on submitted plan.

In favor: Katz

Opposed: Clauson, Fraenkel, Pellegrine, Singer-Bansal

Reasons for denial:

- No hardship shown
- Significant impact on neighborhood
- Alternate locations available

**GEORGE E. JACOBSEN - 8:00 P.M. (CONTINUANCE)**

Gotch was asked to act as voting member of the Zoning Board of Appeals for this hearing.

Mr. Jacobsen said that he cannot afford to hire an attorney at this time. He feels that his hardship is caused because The University of Connecticut refuses to accept responsibility for the road, although they maintain it.

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Helen Collins stated that large trucks often use the road to access the State property which is used for fishing hatcheries, ROTC training and the pumping station. She said that her deed shows she owns the land up to the center of the road.

Pellegrine suggested that Mr. Jacobsen ask for State Representative, Denise Merrill's help in the matter.

Mr. Jacobsen requested and was granted a continuance until June 14, 2006.

**MCRA, LLC – 8:30 P.M. (CONTINUANCE)**

Mr. Brian McCarthy withdrew his application.

**ADJOURNMENT**

Meeting was adjourned at 8:45 a.m.

Respectfully Submitted,

Suzanne Singer-Bansal