

MANSFIELD ZONING BOARD OF APPEALS - SPECIAL MEETING
MINUTES
OCTOBER 25, 2006

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the vault of the Town Clerk's office of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Wright

Alternates – Clauson, Gotch

Absent: Member – Singer-Bansal

Alternate – Accorsi

SCOTT RHOADES (CONTINUANCE) – 7:00 P.M.

The hearing had been continued for two reasons. The first reason was the question as to whether or not a height variance would also be required. Pellegrine researched the Zoning Regulations and found that, due to the size of the proposed structure, a height variance is not required. Also, the continuance gave board members an opportunity to go view the site, which the owner had staked out.

Mr. Rhoades reiterated that he chose this particular area to place the art studio because of where his septic area is and because it's aesthetically pleasing. Also, it makes sense with the slope of the land. His neighbors have no objections.

Business Meeting:

Katz made a motion to approve the application of Scott Rhoades, 422 Browns Rd, for a Variance of Art. VIII A – Schedule of Dimensional Requirements – Rear and Side Yard Setbacks, for a variance of 20' for rear and 4' for side yard, to build a detached art studio structure, as shown on submitted plan.

In favor: Katz, Pellegrine, Wright, Clauson, Gotch

(Fraenkel did not participate in vote.)

Motion passed unanimously.

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Reasons for approval:

- placement of septic system poses a hardship
- slope of land makes placement of structure difficult
- no negative affect on neighborhood

ADJOURNMENT

Meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Julie Wright
Secretary