



TOWN OF MANSFIELD  
**MEETING  
NOTICE**

POSTED IN ACCORDANCE WITH THE  
PROVISIONS OF MGL CHAPTER 30A §20

**POSTED**

Received Town Clerk's office by  
Karen Ludwig on 06/09/2020 @  
2:20 PM

**TOWN CLERK**

**BOARD OR COMMITTEE:** Zoning Board of Appeals **REVISED**

**PLACE OF MEETING:** Virtual Meeting

**DATE & TIME:** Tuesday, June 16, 2020 at 7:30 PM

**AUTHORIZED SIGNATURE:** Jennifer Davis **Date Posted:** June 9, 2020

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 31, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Mansfield’s Zoning Board of Appeals is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

This meeting has been posted on the Town’s website. To provide virtual access to this meeting by the public, the Town is utilizing the GoToWebinar platform. The instructions are below on how members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the meeting designated for public comment. Again, these instructions can be found below or on the Town’s website at [www.mansfieldma.com](http://www.mansfieldma.com)”

**AGENDA**

Please see following page for the agenda.

**INSTRUCTIONS FOR VIRTUAL MEETING**

<https://attendee.gotowebinar.com/register/5037433820444678412>

**Webinar ID**

983-767-635

After registering, you will receive a confirmation email containing information about joining the webinar.

**Listen Via Phone**

Dial 1 (914) 614-3221

Access Code: 868-578-056

**Watch Via Mansfield Local Cable Access**

Comcast Channel: 15

Verizon Channel: 27

CANCELLATION DATE & TIME: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

# **ZONING BOARD OF APPEALS**

## **AGENDA REVISED**

**June 16, 2020**

**7:30 p.m.**

## **VIRTUAL MEETING**

### **1. 7:30 p.m. Call to Order**

### **2. New Business**

7:30 p.m. – Variance Public Hearing – 71 Southpark Lane – Sideyard Setback  
- Fradenburg

7:40 p.m. – Variance Public Hearing – 60 Oakland Street – Signs – CaereLLC

7:50 p.m. – Variance/Finding Public Hearing – 49 Central Street – Sideyard  
Setback – O’Leary

8:00 p.m. – Variance Public Hearing – 41 Riverside Drive – Sideyard Setback  
– King

### **3. Old Business**

June 8, 2020 **request to withdraw** the 10&30 Reservoir Street Pylon Sign Variance  
[public hearing was continued at the June 2, 2020 meeting]

June 3, 2020 **request for reconsideration** of the June 2, 2020 vote to deny the 10 & 30  
Reservoir Street Lot Changes Variance **to Allow the Applicant to Withdraw** the Application  
[Lot 2A: Lot Size, Lot Frontage, Sideyard Setback, Open Space; Lot 2B: Lot Size, Lot Frontage,  
Sideyard Setback, Open Space; Lot 2C: Lot Size, Lot Frontage, Sideyard Setback, Open Space]

### **4. Correspondence and Minutes**

### **5. Adjournment**

TOWN OF MANSFIELD  
ZONING BOARD OF APPEALS

In accordance with the provisions of Chapter 40A of the General Laws as amended, the Zoning Board of Appeals will hold a virtual public hearing on Tuesday, June 16, 2020 at 7:30 p.m. on the application of Catherine Fradenburg for a Variance from Zoning By-Law Section 230-4.2.A, Side Yard Setback, for the construction of an addition with an 18.5-foot sideyard setback where 25 feet is required at 71 Southpark Lane (Assessor's Map 2 Parcel 284) in the Residential 1 (R1) zone. This legal advertisement is also available at [www.masspublicnotices.org](http://www.masspublicnotices.org).

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found at the town of Mansfield's website, at <https://www.mansfieldma.com/>

Mansfield Zoning Board of Appeals  
Darlene Pruitt, Clerk

[Mansfield] Journal-News Independent  
May 29, 2020  
June 5, 2020

TOWN OF MANSFIELD  
ZONING BOARD OF APPEALS

In accordance with the provisions of Chapter 40A of the General Laws as amended, the Zoning Board of Appeals will hold a virtual public hearing on Tuesday, June 16, 2020 at 7:40 p.m. on the application of Caere LLC for Variances from Section 230-4.7 B(2)(a), Signs, of the Zoning By-Law to allow for four (4) wall signs and an existing monument sign as follows: the existing monument sign is to be reused; two (2) signs totaling 40.17 feet in length are proposed on the east (front) elevation where a 22.8 foot length sign is allowed; it is proposed that the allowed rear wall sign be divided and be placed instead on the north and south sides of the building, with the south side sign a proposed length of 17.7 feet and the north side sign a proposed length of 43.33 feet at 60 Oakland Street (Assessor's Map 19, Parcel 2) in the Industrial 3 (I3) zone. This legal advertisement is also available at [www.masspublicnotices.org](http://www.masspublicnotices.org).

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Mansfield Zoning Board of Appeals  
Darlene Pruitt, Clerk

[Mansfield] Journal-News Independent  
May 29, 2020  
June 5, 2020

TOWN OF MANSFIELD  
ZONING BOARD OF APPEALS

In accordance with the provisions of Chapter 40A of the General Laws as amended, the Zoning Board of Appeals will hold a virtual public hearing on Tuesday, June 16, 2020 at 7:50 p.m. on the application of Jamie and John O'Leary for a Variance/Finding from Zoning By-Law Section 230-4.2.A, Side Yard Setback, for the construction of an addition with an 7.7-foot sideyard setback where 15 feet is required and Section 230-7.2B(4), Findings, for the change, extension, alteration or reconstruction of a pre-existing, non-conforming structure with less than the required front yard setback at 49 Central Street (Assessor's Map 23 Parcel 149) in the Residential 3 (R3) zone. This legal advertisement is also available at [www.masspublicnotices.org](http://www.masspublicnotices.org).

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June 5, 2020

TOWN OF MANSFIELD  
ZONING BOARD OF APPEALS

In accordance with the provisions of Chapter 40A of the General Laws as amended, the Zoning Board of Appeals will hold a virtual public hearing on Tuesday, June 16, 2020 at 8:00 p.m. on the application of Matt and Emily King for a Variance from Zoning By-Law Section 230-4.2.A, Side Yard Setback, for the construction of an addition with a 7.5-foot sideyard setback where 15 feet is required at 41 Riverside Drive (Assessor's Map 28 Parcel 128) in the Residential 2 (R2) zone. This legal advertisement is also available at [www.masspublicnotices.org](http://www.masspublicnotices.org).

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