

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 public hearing in person in Meeting Room 3 A/B, Mansfield Town Hall, Six Park Row, Mansfield, MA; virtually via GoToWebinar; and on Mansfield Cable Access on Tuesday, September 21, 2021 at 7:30 p.m. on the application of Dennis MacDonald for a Variance from Zoning By-Law Section 230-1.5, Definitions, Lot Width, for the creation of a lot with less than the required lot width at Rear Bird Road/0 Homefield Drive (Assessor's Map 39, Parcels 24 & 386) in the Residential 1 (R1) zone. This legal advertisement is also available at [www.masspublicnotices.org](http://www.masspublicnotices.org).

The Zoning Board of Appeals will conduct this meeting in person in Town Hall Meeting Room 3 A/B. The public is welcome to attend in person or virtually. Guidelines for virtual participation can be found at the Town of Mansfield's website, <https://www.mansfieldma.com/>

Mansfield Zoning Board of Appeals  
Darlene Pruitt, Clerk

[Mansfield] Journal-News Independent  
September 3, 2021  
September 10, 2021



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2021 AUG -3 A 11:48

TOWN OF MANSFIELD, MASSACHUSETTS  
SIX PARK ROW, MANSFIELD, MA 02048

ZONING BOARD OF APPEALS  
APPLICATION FORM

Please review the application guidelines and the appropriate sections of the Mansfield Zoning By-Law before completing this form.

TYPE OF APPLICATION:  FINDING  VARIANCE  
 SPECIAL PERMIT  APPEAL FROM A LOCAL DECISION

1. NAME OF APPLICANT(S) DENNIS MACDONALD  
ADDRESS 862 RTE. 109 ACTON, ME. 04001  
PHONE NUMBER(S) 617-592-6703  
EMAIL PRO.DEMO57@GMAIL.COM
2. NAME OF OWNER(S) DENNIS MACDONALD + ZOLA FAMILY RLY. TRUST II  
(IF DIFFERENT FROM APPLICANT)  
ADDRESS MACDONALD - ABOVE \ ZOLA Fam. Tr. P.O. Box 902 MANSFIELD, MA  
PHONE NUMBER(S) MACDONALD 617-592-6703  
EMAIL MACDONALD - ABOVE \ ZOLA Fam. Tr.
3. LOCATION OF PROPERTY FOR WHICH THE APPLICATION IS BEING FILED  
REAR BIRD RD. \ O HOMEFIELD DR  
ASSESSORS MAP AND PARCEL NUMBER 39/24+386 ZONING DISTRICT R 1
4. HOW LONG HAVE YOU OWNED THIS LOT? MACDONALD 21 YRS. \ ZOLA 3 YRS.
5. PRESENT USE OF PROPERTY VACANT LAND ZONED RESIDENTIAL  
(e.g., single-family, commercial)
6. PROPOSED USE OF PROPERTY SINGLE FAMILY DWELLING

7. SPECIFY THE SECTION(S) OF THE ZONING BY-LAW FOR WHICH THIS APPLICATION IS BEING FILED (e.g., Schedule 4.2A, Side Yard Setback)

230-1.5 DEFINITIONS LOT WIDTH, BUILDING BOX

8. STATE THE GROUNDS FOR THIS APPLICATION AND WHY IT SHOULD BE GRANTED (Use a separate page if necessary)

SEE ATTACHED

**IN THE CASE OF AN APPEAL FROM A LOCAL DECISION:**

1. WHOSE OR WHAT DECISION IS BEING APPEALED?

\_\_\_\_\_  
\_\_\_\_\_

2. STATE THE GROUNDS FOR THIS APPEAL (Use a separate page if necessary)

\_\_\_\_\_  
\_\_\_\_\_

3. STATE THE DESIRED OUTCOME OF THIS APPEAL

\_\_\_\_\_  
\_\_\_\_\_

APPLICANT'S SIGNATURE

DATE 07/15/21

*James Mac Donald*

OWNER'S SIGNATURE

DATE 07/15/21

*[Handwritten Signature]*

**IMPORTANT: At least one (1) copy of the plan must be no larger than 8.5"x14" to be recorded at the Registry of Deeds.**

Proposed Single Family home Lot B is comprised of the Assessor's Map 39  
Parcels 24 and 386

Parcel 24 is an existing vacant land locked parcel containing 7.78 acres.  
Parcel 386 is a vacant lot containing 0.33 acres of land with 221.73 feet of  
frontage on Homefield Drive and 5.39 feet of frontage on Elyse Road.

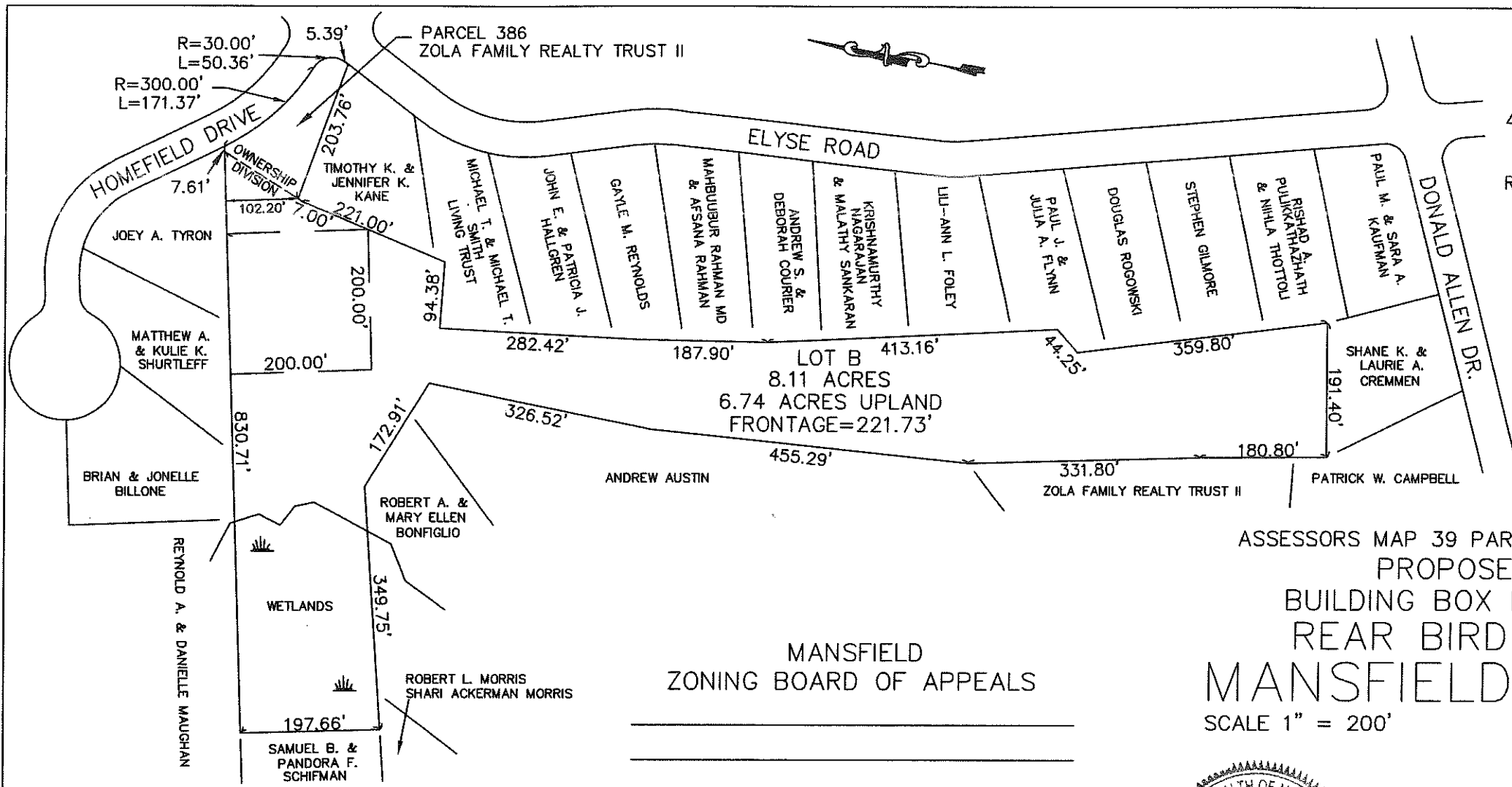
The two parcels are to be combined to create one building lot for a Single Family  
Dwelling. Due to the shape of the parcel where they join a Building Box as  
required does not fit along the frontage on Homefield Drive. Moving the box 82.7  
feet off of Homefield Dr. the 200 foot x 200 foot building box does fit completely  
within the limits of the lot.

The combined lot will contain 8.11 acres where 60,000 s.f. or 1.38 acres is  
required. The lot will also have 6.74 acres of upland where 37,000 s.f. or 0.85  
acres upland is required. The majority of the land will remain as woodland.

This land abuts 18 lots along Elyse Rd. and Homefield Dr., as well as several lots  
along Bird Rd, with a large wetland system between the houses on Bird Rd. and  
the proposed building area on this lot.

The addition of one residential home lot will not be detrimental to this  
neighborhood.

**RIM**  
 ENGINEERING CO., INC.  
 P.O. BOX 32  
 MANSFIELD, MA. 02048  
 RIMENGINEERING@VERIZON.NET



ASSESSORS MAP 39 PARCELS 24 & 386  
 PROPOSED  
 BUILDING BOX LOCATION  
 REAR BIRD ROAD  
 MANSFIELD, MA.  
 SCALE 1" = 200'  
 AUGUST 2, 2021

MANSFIELD  
 ZONING BOARD OF APPEALS

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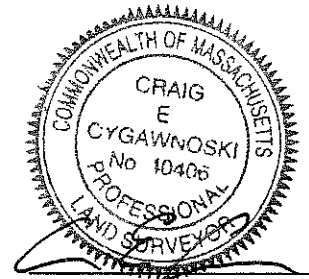
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DATE : \_\_\_\_\_



CRAIG E. CYGAWNOSKI

*Aug 2, 2021*  
 DATE

230-1.5 DEFINITION : LOT WIDTH  
 A VARIANCE IS REQUESTED FOR THE REQUIRED LOT WIDTH  
*THE LOT WIDTH OF ANY LOT SHALL BE NO LESS THAN THE  
 MINIMUM LOT FRONTAGE DIMENSION AS REQUIRED FOR A  
 DISTANCE EQUAL TO THE REQUIRED FRONTAGE MEASURED AT  
 90 DEGREES +/- 20 DEGREES FROM THE FRONT OF THE LOT  
 AS DESCRIBED HEREIN*