



**Town of Mansfield
Annual Town Meeting
April 13, 2010
Adjourned to May 4, 2010**

Article 1

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$37,469,274.00 to defray the expenses of the Municipal Town departments, as further described below for the ensuing 12-month period beginning July 1, 2010:

Raise and Appropriate	\$35,071,265.00
Transfer from Available Funds:	
Wetlands Protection Receipts Reserved for Appropriation Fund	\$4,000.00
Industrial Park Betterments Receipts Reserved for Appropriation Fund	\$10,288.00
Water Operations	\$754,922.00
Wastewater Operations	\$799,918.00
Electric Department	\$739,427.00
Airport Operations	\$2,520.00
Parking Operations	\$86,934.00
Total	\$37,469,274.00

		<u>2010</u>	<u>2011</u>	<u>Year-to-Year</u>	<u>Percent</u>
		<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
	Selectmen	(\$)	(\$)	(\$)	
1	Other Expenses	93,700.00	123,900.00	30,200.00	32.23%
	Total	93,700.00	123,900.00	30,200.00	32.23%
	Town Manager				
2a	Personal Services	396,375.27	233,854.00	(162,521.27)	-41.00%
2b	Other Expenses	79,607.50	77,393.00	(2,214.50)	-2.78%
	Total	475,982.77	311,247.00	(164,735.77)	-34.61%
	Finance Committee				
3a	Personal Services	6,000.00	6,000.00	0.00	0.00%
3b	Reserve Fund	100,000.00	100,000.00	0.00	0.00%
	Total	106,000.00	106,000.00	0.00	0.00%

		<u>2010</u>	<u>2011</u>	<u>Year-to-Year</u>	<u>Percent</u>
		<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
		(\$)	(\$)	(\$)	
	Finance				
4a	Personal Services	264,045.18	268,778.00	4,732.82	1.79%
4b	Other Expenses	59,920.00	55,700.00	(4,220.00)	-7.04%
4c	Capital Outlay	100.00	100.00	0.00	0.00%
	Total	324,065.18	324,578.00	\$512.82	0.16%
	Accountant				
5a	Personal Services	164,496.13	164,028.00	(468.13)	-0.28%
5b	Other Expenses	29,650.00	30,120.00	470.00	1.59%
5c	Capital Outlay	0.00	20,000.00	20,000.00	0.00%
	Total	194,146.13	214,148.00	20,001.87	10.30%
	Assessors				
6a	Personal Services	128,345.38	124,815.00	(3,530.38)	-2.75%
6b	Other Expenses	28,110.00	21,150.00	(6,960.00)	-24.76%
	Total	156,455.38	145,965.00	(10,490.38)	-6.71%
	Revaluation				
7a	Revaluation	30,000.00	51,800.00	21,800.00	72.67%
	Personnel				
8a	Other Expenses	16,000.00	7,000.00	(9,000.00)	-56.25%
	Total	16,000.00	7,000.00	(9,000.00)	-56.25%
	Management Information Systems				
9a	Personal Services	248,314.06	247,370.00	(944.06)	-0.38%
9b	Other Expenses	193,300.00	193,300.00	0.00	0.00%
9c	Capital Outlay	26,250.00	26,250.00	0.00	0.00%
	Total	467,864.06	466,920.00	(944.06)	-0.20%
	Town Clerk				
10a	Personal Services	161,572.31	163,511.00	1,938.69	1.20%
10b	Other Expenses	18,727.00	39,089.00	20,362.00	108.73%
	Total	180,299.31	202,600.00	22,300.69	12.37%
	Conservation				
11a	Personal Services	58,643.27	36,830.00	(21,813.27)	-37.20%
11b	Other Expenses	3,371.50	2,964.00	(407.50)	-12.09%
	Total	62,014.77	39,794.00	(22,220.77)	-35.83%
	Planning Board				
12a	Personal Services	146,260.75	149,259.00	2,998.25	2.05%
12b	Other Expenses	656.00	650.00	(6.00)	-0.91%
	Total	146,916.75	149,909.00	2,992.25	2.04%

		2010	2011	Year-to-Year	Percent
		<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
	Zoning Board of Appeals	(\$)	(\$)	(\$)	
13a	Personal Services	10,296.00	10,616.00	320.00	3.11%
13b	Other Expenses	400.00	400.00	0.00	0.00%
	Total	10,696.00	11,016.00	320.00	2.99%
	Boards/Commissions				
14a	Other Expenses	2,357.95	3,110.00	752.05	31.89%
	Total	2,357.95	3,110.00	752.05	31.89%
	Insurance/Employee Benefits				
15a	Town Insurance	750,351.36	813,598.00	63,246.64	8.43%
15b	Employee Benefits	12,970,343.76	14,470,626.00	1,500,282.24	11.57%
	Total	13,720,695.12	15,284,224.00	1,563,528.88	11.40%
	Public Buildings				
16a	Personal Services	233,499.11	227,960.00	(5,539.11)	-2.37%
16b	Other Expenses	279,225.00	269,069.00	(10,156.00)	-3.64%
16c	Capital Outlay	1,000.00	0.00	(1,000.00)	-100.00%
	Total	513,724.11	497,029.00	(16,695.11)	-3.25%
	Police				
17a	Personal Services	2,972,392.00	2,994,373.00	21,981.00	0.74%
17b	Other Expenses	365,222.00	365,222.00	0.00	0.00%
17c	Capital Outlay	70,000.00	70,000.00	0.00	0.00%
	Total	3,407,614.00	3,429,595.00	21,981.00	0.65%
	Fire				
18a	Personal Services	2,751,200.45	2,884,169.00	132,968.55	4.83%
18b	Other Expenses	176,885.00	177,649.00	764.00	0.43%
18c	Capital Outlay	30,030.00	30,030.00	0.00	0.00%
	Total	2,958,115.45	3,091,848.00	133,732.55	4.52%
	Emergency Medical Services				
19a	Personal Services	407,590.26	415,902.00	8,311.74	2.04%
19b	Other Expenses	78,582.00	78,582.00	0.00	0.00%
19c	Capital Outlay	2,587.00	2,587.00	0.00	0.00%
	Total	488,759.26	497,071.00	8,311.74	1.70%
	Dispatchers				
20a	Personal Service	542,214.74	560,617.00	18,402.26	3.39%
20b	Other Expenses	19,023.00	19,023.00	0.00	0.00%
20c	Capital Outlay	1,113.00	1,113.00	0.00	0.00%
	Total	562,350.74	580,753.00	18,402.26	3.27%

		<u>2010</u>	<u>2011</u>	<u>Year-to-Year</u>	<u>Percent</u>
		<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
	Building Inspector	(\$)	(\$)	(\$)	
21a	Personal Services	161,950.20	210,444.00	48,493.80	29.94%
21b	Other Expenses	12,391.00	12,391.00	0.00	0.00%
	Total	174,341.20	222,835.00	48,493.80	27.82%
	Emergency Management				
22a	Personal Services	3,498.00	3,498.00	0.00	0.00%
22b	Other Expenses	40,630.00	38,280.00	(2,350.00)	-5.78%
22c	Capital Outlay	2,600.00	2,600.00	0.00	0.00%
	Total	46,728.00	44,378.00	(2,350.00)	-5.03%
	Town Expense – Education				
23a	Personal Services	29,220.00	29,220.00	0.00	0.00%
	SE Regional Voc. Tech.				
23b	Assessment	313,633.00	400,440.00	86,807.00	27.68%
	Total	342,853.00	429,660.00	86,807.00	25.32%
	Engineering				
24a	Personal Services	201,769.96	135,284.00	(66,485.96)	-32.95%
24b	Other Expenses	30,470.00	30,150.00	(320.00)	-1.05%
	Total	232,239.96	165,434.00	(66,805.96)	-28.77%
	D.P.W. Administration				
25a	Personal Services	271,994.84	274,712.00	2,717.16	1.00%
25b	Other Expenses	1,637,543.00	1,701,701.00	64,158.00	3.92%
	Total	1,909,537.84	1,976,413.00	66,875.16	3.50%
	Highway				
26a	Personal Services	818,426.99	818,427.00	0.01	0.00%
26b	Other Expenses	560,222.00	560,222.00	0.00	0.00%
	Total	1,378,648.99	1,378,649.00	0.01	0.00%
	Snow & Ice				
27a	Personal Services	104,360.00	104,360.00	0.00	0.00%
27b	Other Expenses	235,080.00	235,080.00	0.00	0.00%
	Total	339,440.00	339,440.00	0.00	0.00%
	Health				
28a	Personal Services	107,444.60	106,897.00	(547.60)	-0.51%
28b	Other Expenses	23,439.00	23,896.00	457.00	1.95%
	Total	130,883.60	130,793.00	(90.60)	-0.07%

		<u>2010</u>	<u>2011</u>	<u>Year-to-Year</u>	<u>Percent</u>
		<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
	Right to Know	(\$)	(\$)	(\$)	
29a	Personal Services	3,000.00	3,000.00	0.00	0.00%
	Total	3,000.00	3,000.00	0.00	0.00%
	Senior Citizens				
30a	Personal Services	281,854.20	281,863.00	8.80	0.00%
30b	Other Expenses	51,263.16	51,258.00	(5.16)	-0.01%
	Total	333,117.36	333,121.00	3.64	0.00%
	Veterans Services				
31a	Personal Services	60,761.15	61,040.00	278.85	0.46%
31b	Other Expenses	100,405.00	100,383.00	(22.00)	-0.02%
	Total	161,166.15	161,423.00	256.85	0.16%
	Social Services				
32a	Personal Services	90,973.94	91,476.00	502.06	0.55%
32b	Other Expenses	4,457.00	3,957.00	(500.00)	-11.22%
	Total	95,430.94	95,433.00	2.06	0.00%
	Municipal Building Committee				
33a	Other Expenses	150.00	150.00	0.00	0.00%
	Total	150.00	150.00	0.00	0.00%
	Library				
34a	Personal Services	425,810.29	422,589.00	(3,221.29)	-0.76%
34b	Other Expenses	183,080.00	186,294.00	3,214.00	1.76%
	Total	608,890.29	608,883.00	(7.29)	0.00%
	Parks/Recreation				
35a	Personal Services	98,372.98	93,455.00	(4,917.98)	-5.00%
35b	Other Expenses	19,485.00	19,235.00	(250.00)	-1.28%
	Total	117,857.98	112,690.00	(5,167.98)	-4.38%
	Historical Commission				
36a	Other Expenses	1,368.00	1,368.00	0.00	0.00%
	Total	1,368.00	1,368.00	0.00	0.00%
	Arts Cultural Council				
37a	Other Expenses	2,640.00	2,640.00	0.00	0.00%
	Total	2,640.00	2,640.00	0.00	0.00%

		<u>2010</u> <u>Budget</u>	<u>2011</u> <u>Proposed</u>	<u>Year-to-Year</u> <u>Difference</u>	<u>Percent</u> <u>Change</u>
	Debt Service	(\$)	(\$)	(\$)	
38a	Debt	6,227,116.29	5,848,148.00	(378,968.29)	-6.09%
	Total	6,227,116.29	5,848,148.00	(378,968.29)	-6.09%
	Miscellaneous	79,499.47	76,309.00	(3,190.47)	-4.01%
	Total	79,499.47	76,309.00	(3,190.47)	-4.01%
	Sub Total	36,102,666.05	37,469,274.00	1,366,607.95	3.79%

Or take any action in relation thereto.

EXPLANATION: This article establishes the FY2011 budget appropriations for municipal expenses, as well as all debt, insurance and employee benefits for all Town and School departments.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 2

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$40,616,656.00 to defray the expenses of the Mansfield Public School System for the ensuing 12-month period beginning July 1, 2010 as follows:

Salaries	\$32,704,356.00
Goods and Services	<u>\$7,912,300.00</u>
TOTAL:	\$40,616,656.00

Or take any action in relation thereto.

EXPLANATION: This article establishes the FY2011 budget appropriations for the School Department broken down by Salaries and Goods and Services.

SPONSOR: Mansfield School Committee



Vote:

Yes _____

No _____

Article 3

To see if the Town will vote that there be included in the tax levy for electricity used for street lights the sum of \$80,000.00, and that said sum and the income from sales of electricity to private customers or for electricity supplied to municipal buildings or for municipal power and street lights, together with receipts from jobbing accounts, be appropriated for the Municipal

Electric Department, the whole to be expended by the Manager of the Municipal Electric Department under the direction and control of the Board of Selectmen as Municipal Light Commissioners, for expenses of the Department for FY2011, as defined in Section 57 of Chapter 164 of the General Laws, and that, if said sum and said income shall exceed said expense for said fiscal year, such excess shall be transferred to the construction fund of said plant and appropriated and used for such additions thereto as may thereafter be authorized by the Electric Light Commissioners, or take any action in relation thereto.

EXPLANATION: This article provides the appropriation from Electric Department receipts for the Electric Department maintenance and plant operations.

SPONSOR: Light Commission



Vote:

Yes _____

No _____

Article 4

To see if the Town will vote to appropriate \$8,000,000 for the development of a substation in East Mansfield by the Municipal Electric Department; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$8,000,000 under G.L. c. 44 or any other enabling authority; and that the Board of Selectmen, as the Municipal Light Commission, is authorized to take any other action necessary to carry out this project, or take any action in relation thereto.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 5

To see if the Town will vote to raise from Water Enterprise revenue or transfer from available funds the sum of \$3,926,866.00 to defray the expenses of the Water Enterprise Fund, as further described below for the ensuing 12-month period beginning July 1, 2010:

Raise from Water Revenue	\$3,920,190.00
Transfer from General Fund	<u>\$6,676.00</u>
Total	\$3,926,866.00

	2010 Budget	2011 Proposed	Dollar Difference	Percent Change	
Water					
a	Personal Services	862,796.00	820,479.00	(42,317.00)	-4.90%
b	Other Expenses	1,004,850.00	975,419.00	(29,431.00)	-2.93%
c	Capital Outlay	95,000.00	0.00	(95,000.00)	-100.00%
d	Debt	1,332,475.94	1,351,046.00	18,570.06	1.39%
e	Indirect Costs	764,247.81	754,922.00	(9,325.81)	-1.22%
f	Reserve Fund	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>0.00%</u>
	Total	4,084,369.75	3,926,866.00	(157,503.75)	-3.86%

Or take any action in relation thereto.

EXPLANATION: This article establishes the FY2011 budget appropriations for the Water Enterprise Fund.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 6

To see if the Town will vote to raise from Wastewater Enterprise revenue or transfer from available funds the sum of \$4,263,607.00 to defray the expenses of the Wastewater Enterprise Fund, as further described below for the ensuing 12-month period beginning July 1, 2010:

Raise from Wastewater Revenue	\$3,926,006.00
Transfer from General Fund	\$65,829.00
Transfer from Sewer Betterments Paid in Advance	
Receipts Reserved for Appropriation Fund	\$11,772.00
Transfer from Wastewater Depreciation Fund	<u>\$260,000.00</u>
Total	\$4,263,607.00

	2010 Budget	2011 Proposed	Dollar Difference	Percent Change	
Wastewater					
a	Personal Services	844,715.11	790,228.00	(54,487.11)	-6.45%
b	Other Expenses	1,465,558.00	1,377,418.00	(88,140.00)	-6.01%
c	Capital Outlay	50,000.00	50,000.00	0.00	0.00%
d	Debt	1,242,185.67	1,196,043.00	(46,142.67)	-3.71%
e	Indirect Costs	809,630.14	799,918.00	(9,712.14)	-1.20%
f	Reserve Fund	<u>25,000.00</u>	<u>50,000.00</u>	<u>25,000.00</u>	<u>100.00%</u>
	Total	4,437,088.92	4,263,607.00	(173,481.92)	-3.91%

Or take any action in relation thereto.

EXPLANATION: This article establishes the FY2011 budget appropriations for the Wastewater Enterprise Fund.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 7

To see if the Town will vote to raise from Airport Enterprise revenue the sum of \$ 75,090.00 to defray the expenses of the Airport Enterprise Fund, as further described below for the ensuing 12-month period beginning July 1, 2010:

	<u>2010</u>	<u>2011</u>	<u>Dollar</u>	<u>Percent</u>
	<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
Airport				
a	Personal Services	1,700.00	1,500.00	-200.00 -11.76%
b	Other Expenses	21,610.00	25,110.00	3,500.00 16.20%
c	Capital Outlay	44,260.00	45,960.00	1,700.00 3.84%
d	Debt	0	0	0.00 0.00%
e	Internal Services	2,520.00	2,520.00	0.00 0.00%
f	Reserve Fund	<u>5,000.00</u>	<u>0</u>	<u>-5,000.00</u> <u>0.00%</u>
	Total	75,090.00	75,090.00	0.00 0.00%

Or take any action in relation thereto:

Explanation: This article establishes the FY2011 budget appropriations for the Airport Enterprise Fund.

SPONSOR: Mansfield Airport Commission



Vote:

Yes _____

No _____

Article 8

To see if the Town will vote to raise from Parking Enterprise revenue the sum of \$671,200.00 to defray the expenses of the Parking Enterprise Fund, as further described below for the ensuing 12-month period beginning July 1, 2010:

		2010	2011	Dollar	Percent
		<u>Budget</u>	<u>Proposed</u>	<u>Difference</u>	<u>Change</u>
	Parking				
a	Personal Services	104,412.00	104,412.00	0.00	0.00%
b	Other Expenses	499,659.10	474,854.00	(24,805.10)	-4.96%
c	Indirect Costs	86,824.90	86,934.00	109.10	0.13%
d	Reserve Fund	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>0.00%</u>
	Total	695,896.00	671,200.00	(24,696.00)	-3.55%

Or take any action in relation thereto.

EXPLANATION: This article establishes the FY2011 budget appropriations for the Parking Enterprise Fund.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 9

To see if the Town will vote to transfer \$9,267.00 in retained earnings from the Airport Enterprise Fund to the Airport Capital Improvement Account to be used for the reconstruction of the western parallel taxiway and other airport improvements; as a part of the airport's capital improvement program, or take any action in relation thereto.

EXPLANATION: This article transfers unused funds from the past years to the airport capital account for improvements at the airport.

SPONSOR: Mansfield Airport Commission



Vote:

Yes _____

No _____

Article 10

To see if the Town will vote to accept M.G.L. Section 4 of Chapter 73 of the Acts of 1986 as amended by Chapter 126 of the Acts of 1988 which allows an additional Real Estate tax exemption of one hundred percent (100%) on Clauses 17D, 22, 22A, 22B, 22C, 22D, 22E, 37A and 41C of Section 5 of Chapter 59 of the General Laws, or take any action in relation thereto.

EXPLANATION: This article is an annual article to allow 100% of available exemptions in certain clauses of the Massachusetts General Laws for Fiscal Year 2011.

SPONSOR: Board of Assessors



Vote:

Yes _____

No _____

Article 11

To see if the Town will vote to transfer a sum of money from Free Cash into the Stabilization Account, or take any action in relation thereto.

SPONSOR: Finance Committee



Vote:

Yes _____

No _____

Article 12

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$12,000.00 for a Household Hazardous Waste Collection, or take any action in relation thereto.

EXPLANATION: This article is to fund a collection of a variety of chemicals, paint, solvents, automobile products and lawn care products. The collection is limited to households only, and proof of residency is required. The collection costs from \$3-\$4,000.00 an hour to run and is held on a Saturday morning.

SPONSOR: Board of Health



Vote:

Yes _____

No _____

Article 13

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds the sum of \$640,000.00 (\$220,000 for the Town’s share and \$420,000 for the School’s share) to the Employee Other Post-Employment Benefits (OPEB) Liability Trust Fund; or take any action in relation thereto.

EXPLANATION: The Town has a large unfunded OPEB liability. The Town is required to pay a percentage of retirees’ medical, dental and life insurance costs. The Town has funded an actuarial study to determine the amount of these costs, and this would be the first payment toward those future costs.

SPONSOR: Finance Committee



Vote:

Yes _____

No _____

Article 14

To see if the Town will vote to: (a) approve a Special Tax Assessment (“STA”) Plan and Agreement pursuant to Massachusetts General Laws c. 23A, §3E between Smith & Nephew, Inc. (Endoscopy Division) (“Company”) and ARE-MA Region No. 30, LLC (“Property Owner”) and the Town of Mansfield (“Town”) for property located at 130 Forbes Boulevard shown on

Assessors' Map 44, Lot 222 (the "Property"), which STA Plan and Agreement provide for real estate tax exemptions over a thirteen (13) year period at the exemption rate schedule set forth therein, substantially in the form on file with the Board of Selectmen and the Town Clerk, subject to approval by the Economic Assistance Coordinating Council of the Commonwealth of Massachusetts ("EACC"); (b) approve and application for a Certified Expansion Project on the Property by Company pursuant to Massachusetts General Laws c. 23A, §3F, substantially in the form on file with the Board of Selectmen and the Town Clerk, subject to approval by the EACC; (c) authorize the Board of Selectmen to execute the STA Agreement, and approve submission of the Certified Expansion Project application and any necessary documents relating thereto to the EACC, and to take such other actions as are necessary or appropriate to implement those documents; (d) authorize the Board of Selectmen to submit all necessary documents to the EACC under the Economic Development Incentive Program for approval and designation of the Property as the 130 Forbes Boulevard Economic Opportunity Area and for approval of the STA Plan and Agreement and Certified Expansion Project application described therein; (e) take such other and further action as may be necessary or appropriate to carry out the purposes of this article; and (f) take any other action relative thereto.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 17

To see if the Town will vote to authorize the Selectmen to acquire by gift, purchase or eminent domain title to or an interest in the land situated to the west of Gilbert Street and shown as Lot 1 on a plan entitled "Plan of Land Prepared for Mansfield Municipal Electric Department Showing a Division of Property and Easements at Gilbert Street Substation Mansfield Massachusetts December 15, 2004" by Coastal Engineering Co. in connection with such acquisition of land or an interest in land, the Selectmen are authorized to grant, modify and relocate easements in the vicinity of such land for the benefit of New England Power Company or its successors and assigns. Such land or interest in land shall be under the care, custody, management and control the Mansfield Municipal Electric Department and shall be acquired with funds of said Department; or to take any action in relation thereto.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 18

To see if the Town will vote to accept the easements as described below for the installation, use and maintenance of electrical lines, equipment and fixtures which have been granted to the Town for no monetary consideration. Such easements shall be under the care, custody, management and control of the Mansfield Municipal Electric Department:

EASEMENT DEEDS						
NUMBER	STREET ADDRESS	GRANTOR	DATE	BOOK	PAGE	CERT #
	CHAUNCY STREET	Mujeebuddin Ahmed, Trustee of Rosewood Realty Trust	6/28/2006	15987	272	
	CHESSMAN ROAD	Aldo Paglia, Trustee of Massapoag Realty Trust	11/17/2009	18458	220	
	COBB STREET - MAP 34, LOT 99	Clemco, LLC	9/18/2006	16202	79	
	COBB STREET -MAP 27, LOT 91	Elizabeth A. Clemmey	9/18/2006	16202	74	
	COBB STREET -MAP 27, LOTS 85 & 86	Clemco, LLC	9/18/2006	16202	76	
631	EAST STREET	Heron Crest, LLC	2/12/2007	16576	177	
89	FORBES BLVD	Cabot Corporate Center LLC	3/9/2007	27	9	5765
130	FORBES BLVD	ARE-MA Region No. 30, LLC	9/18/2006	16202	84	
290	FORBES BLVD	Long Gate, LLC	12/11/2006	16420	75	
40	FRANCIS AVE	Louis P. Amoruso & Stanley G. Elfbaum, Trustees of 40 Francis Avenue Realty Trust	3/3/2009	35	122	7478
	FRANCIS AVE & CONNORS AVE	Cedar Heights, LLC	2/24/2006	68	63	13022
200	GILBERT STREET	Doran & Baganll & Co, Inc	2/26/2009	17919	101	
262-266	NORTH MAIN STREET	Marco Crugnale & Kellie N. Farrow, Trustees of Roosevelt Condominium Trust	9/18/2006	16202	81	
	OLD COLONY WAY	Crugnale Properties, LLC	6/28/2006	15987	270	
1	OLD COLONY WAY	Peter P. Saunders, Trustee of Rumford Square Condominium Trust	5/11/2009	18078	280	
101	PLAIN STREET	Hugh G. Chambers, Rose M. Chambers, Karen L. Chambers, Deborah A. Faria, Catherine M. Chambers and Paula J. Bessette	6/28/2006	15987	274	
151	RUMFORD AVE	Italo Crugnale & Filippa Crugnale	5/15/2007	16791	14	
	OFF SCHOOL STREET	Route 140 School Street LLC	10/19/2009	18401	334	
287	SCHOOL ST	Hetchwin Mansfield, LLC	4/22/2009	18034	280	
457	SCHOOL ST	Acorn Manufacturing Co. Inc	4/6/2009	18001	300	
905	SOUTH MAIN ST	William S. Richard	4/6/2009	18001	302	
560	WEST STREET	Medline Industries, Inc	5/11/2009	18078	283	
600	WEST STREET	AMB Institutional Alliance Fund II	12/16/2008	17796	239	
792	WEST STREET	Fairfield Green at Mansfield Limited Partnership	12/27/2007	17236	224	
	BUCKSKIN DRIVE	Elizabeth Nettay, Trustee of Appaloosa Realty Trust				
615	SCHOOL ST	James P. Lazzara, Trustee of Grove Building Realty Trust				
	FRANCIS AVE - MAP 30, LOT 81	Village at Mansfield Depot Associates Limited Partnership				
	FRANCIS AVE - MAP 30, LOT 78	Village at Mansfield Depot Associates II Limited Partnership				
55	CABOT BLVD	Tyco Valves & Controls LP				

Or take any action in relation thereto.

SPONSOR: Mansfield Electric Department



Vote:

Yes _____

No _____

Article 19

To see if the Town will authorize the Airport Commission, pursuant to M.G.L. c. 90, § 51F, to enter into a new lease for a portion of quadrant four at the Mansfield Municipal Airport to replace the existing lease between the Town and Mansfield Landing, LLC dated December 8, 2005. The leased premises are described in Attachment A of the new lease. Said new lease shall be on the same terms and conditions as the existing lease, with the addition of land area and an increase in lease payments. The term shall be 60 years commencing on a date not later than December 31, 2012, and on which a condominium master deed for the leasehold is recorded, or take any action in relation thereto.

EXPLANATION: The Airport has a lease with Mansfield Landing, LLC for land at the airport. The tenant formed a condominium association for the new hangars they built. The M.G.L. requires that all leases for condominiums be at least 60 years. A Town Meeting vote is required for any lease over 20 years. Why do we need to vote again? Mansfield Landing, Inc. wishes to construct additional hangars on airport property adjacent to their existing leased property. In order to meet the requirements of the law, a new Condominium Master Lease must be made. MGL also requires that the 60 year lease start the same date as the new Condominium Master Lease. The condominium master lease cannot be completed until the hangars are near completion, sometime before the end of the year. A yes vote on this article would authorize the Airport Commission to cancel the existing lease and sign a new lease to coincide with the date of condominium master lease. Since the new hangars will be privately owned, the Commission estimates an additional \$20-\$25,000 in property taxes to the town from the condo association.

SPONSOR: Mansfield Airport Commission



Vote:

Yes _____

No _____

Article 20

To see if the Town will vote to authorize the Police Department to establish for Fiscal Year 2011 a Police Detail Service Charge Fee Revolving Fund in accordance with M.G.L. Chapter 44, Section 53E ½ to receive up to \$20,000.00 of General Fund Police Detail Service Charge Fees (the remaining Police Detail Service Charge Fees to be credited as General Fund receipts), and to authorize expenditures of up to \$20,000.00 to pay for expenditures related to the equipping and training of Mansfield Police Officers and the purchase of technology equipment; or take any action in relation thereto.

EXPLANATION: This article will establish a new Police-directed revolving fund for FY11. The revenue in this fund will come from an existing surcharge on Police Details charged to private companies. The expenditures in this fund will purchase police equipment, police training and police technology needs. This is a new revolving fund, so there is no activity in FY09 or FY10.

FY2009 Revenue - \$0.00; Expenditures - \$0.00

FY2010 (July 1-December 31, 2009) Revenue - \$0.00; Expenditures - \$0.00

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 21

To see if the Town will vote to authorize the Mansfield Fire Department to establish for Fiscal Year 2011 an Ambulance Fees Revolving Fund in accordance with M.G.L. Chapter 44 Section 53E ½ for the collection of up to \$235,000.00 of ambulance fees (the remaining Ambulance Fees to be credited as General Fund receipts), and to authorize expenditures of up to \$235,000.00 for the purchase of a new ambulance and any new Emergency Medical Services (EMS)-related additional expenses deemed necessary by the Fire Chief; or take any action in relation thereto.

EXPLANATION: This article will establish an Emergency Medical Services-directed revolving fund for FY2011. The revenue in this fund will come from ambulance receipts received by the Town. The expenditures from this fund will purchase a new ambulance and any related items needed to properly equip the ambulance. This is a new revolving fund, so there is no activity for FY09 or FY10.

FY2009 Revenue - \$0.00; Expenditures - \$0.00

FY2010 (July 1-December 31, 2009) Revenue - \$0.00; Expenditures - \$0.00

SPONSOR: Finance Committee



Vote:

Yes _____

No _____

Article 22

To see if the Town will vote to authorize the Building Inspector's Department to establish for Fiscal Year 2011 an Inspections Revolving Fund in accordance with M.G.L. Chapter 44, Section 53E ½ for the collection of 65% of electrical, mechanical, gas and plumbing inspection fees, (the remaining 35% to be credit as General Fund receipts) and to authorize expenditures of up to \$225,000 in payment to inspectors performing these inspections, or take any action in relation thereto.

EXPLANATION: This article will establish a Building Inspector – directed revolving fund for FY11. This fund was first established by Town meeting vote in 1999 to avoid requesting a transfer from the Reserve Fund. Transfers were requested because the Town was unable to accurately estimate the plumbing, gas, electrical and mechanical fees brought in for any given year. The revenue in this fund will come from 65% of all electrical, mechanical, gas and plumbing inspection fees generated by the Town. The expenditures in this fund will pay the inspectors who perform the inspections. This article was omitted from the June 16, 2009 Annual

Town Meeting Warrant, so there is no activity for FY2010. Below is a reporting of the fund's activity:

FY2009 Revenue - \$94,828.15; Expenditures - \$107,484.33.

FY2010 (July 1-December 31, 2009) Revenue - \$0; Expenditures - \$0.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 23

To see if the Town will vote to authorize the Mansfield Public Library to establish for Fiscal Year 2011 a Library Public Printing Revolving Fund in accordance with M.G.L. Chapter 44 Section 53E ½ for the collection of public printer and public copier printing fees, and to authorize expenditures of up to \$6,000.00 for the purchase of paper and toner for the public printer and lease of the public copier, or take any action in relation thereto.

EXPLANATION: This article will establish a Mansfield Public Library-directed revolving fund for FY2011. The revenue in this fund will come from public printing fees charged to library patrons. The expenditures from this fund will purchase paper and toner for the public printer and will also pay for the lease of the public copier. This article was omitted from the June 16, 2009 Annual Town Meeting Warrant, so there is no activity for FY2010. Below is a reporting of the fund's activity:

FY2009 Revenue - \$1,489.30; Expenditures - \$470.00

FY2010 (July 1-December 31, 2009) Revenue - \$0; Expenditures - \$0.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 24

To see if the Town will vote to transfer the sum of \$ 103,873.49 from the Kingman Pond Dam Account, No. 5042-586000, to the Canoe River Campground Dam Account, No. 5044-580000, or take any action in relation thereto.

EXPLANATION: The Kingman Pond Dam Reconstruction Project began in 2006 with the engineering and design by Weston & Sampson Engineers, and was completed in 2008, by New England Infrastructure, Inc., leaving a balance of \$103,873.49.

A Certificate of Non-Compliance and Dam Safety Order, dated February 22, 2008, was issued to the Town of Mansfield for the Canoe River Campground Dam. The due dates for compliance are as follows:

1. Conduct Follow-Up Inspections - The frequency for Follow-Up Inspections remain the same. The Follow-Up Inspection Reports must be completed every six months until the

dam is repaired or adequately breached. The next Follow-Up Inspection must be submitted to Office of Dam Safety no later than July 9, 2010.

2. Phase II Inspection and Investigation - Completed and submitted to Office of Dam Safety.
3. Bring the dam into compliance and complete repair, breach or removal work no later than November 30, 2010.

SPONSOR: Board of Selectmen



Vote:

Yes _____

No _____

Article 25

To see if the Town will vote to accept an Access and Drainage Easement on parcels of land (Map 32, Portion of Lot 72) Branch Street, as shown on a plan entitled “Sketch Plan Access and Drainage Easement”, Mansfield, Mass.”, by the Town of Mansfield Engineering Department dated 11/02/09,” scale 1”=30’, recorded with the Bristol County Northern District Registry of Deeds in book 18438 page 264, or take any action in relation thereto.

EXPLANATION: The developer of the house has provided an Access and Drainage easement to the Town of Mansfield at no cost to the Town for the construction of a detention basin. This basin has been designed for the 100-yr storm event and should alleviate one of the drainage problems at this location on Branch Street.

SPONSOR: Engineering Department



Vote:

Yes _____

No _____

Article 26

To see if the Town will vote to accept an Access and Drainage Easement on parcels of land (Map 22, Portion of Lot 11) Pleasant Street, as shown on a plan entitled “Sketch Plan Access and Drainage Easement”, Mansfield, Mass.”, by the Town of Mansfield Engineering Department dated 11/24/09,” scale 1”=30’, to be recorded with the Bristol County Northern District Registry of Deeds, or take any action in relation thereto.

EXPLANATION: The owner of the property at 30 Pleasant Street has provided an Access and Drainage easement to the Town of Mansfield at no cost to the Town for the construction of a drainage structure. This drainage structure will consist of a leaching pit with a catch basin rim, acting as an emergency overflow; this should alleviate the drainage problem at this location on Pleasant Street.

SPONSOR: Engineering Department



Vote:

Yes _____

No _____

Article 27

To see if the Town will vote to accept an Access and Drainage Easement on parcels of land (Map 41, Portion of Lot 29) Stearns Avenue, as shown on a plan entitled “Sketch Plan Access and Drainage Easement”, Mansfield, Mass.”, by the Town of Mansfield Engineering Department dated February 24, 2010,” scale 1”=40’, to be recorded with the Bristol County Northern District Registry of Deeds, or take any action in relation thereto.

EXPLANATION: The owner of the property at 65 Stearns Avenue has provided an Access and Drainage easement to the Town of Mansfield at no cost to the Town for the construction of a drainage system. The drainage design should alleviate the drainage problem at this location on Stearns Avenue.

SPONSOR: Engineering Department



Vote:

Yes _____

No _____

Article 28

To see if the Town will vote to accept an Access and Drainage Easement on parcels of land (Map 43 Lot 90 and Map 43 Lot 91) East Street, as shown on a plan entitled “Sketch Plan Access and Drainage Easement”, Mansfield, Mass.”, by the Town of Mansfield Engineering Department dated February 25, 2010,” scale 1”=40’, to be recorded with the Bristol County Northern District Registry of Deeds, or take any action in relation thereto.

EXPLANATION: The owners of the properties at 1347-1349 and 1355-1357 East Street have provided an Access and Drainage easement to the Town of Mansfield at no cost to the Town for the construction of a drainage system. The drainage design should alleviate the drainage problem at this location on East Street.

SPONSOR: Engineering Department



Vote:

Yes _____

No _____

Article 29

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the Department of Public Works - Wastewater Division, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 30

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the Department of Public Works - Highway Division, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 31

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the Department of Public Works - Public Buildings Division, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 32

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the School Department, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 33

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the Police Department, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 34

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the Water Department, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 35

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the MIS Department, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 36

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for various Capital Improvements projects for the Fire Department, or take any action in relation thereto.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 37

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of \$400,000.00 for various Capital Improvement projects for the Engineering Department, including the following, or take any action in relation thereto:

- Canoe River Campground Dam

EXPLANATION: The Canoe River Campground Dam is classified as a “Significant Hazard Potential” dam, and is in poor condition. Significant deficiencies were identified in 2006, requiring reconstruction of the dam and subjecting it closer scrutiny under new State regulations. In 2008, the Town started the design of the repairs; and also received a State Order to repair the dam by November 20, 2009. We currently have an extension to bring the Dam into Compliance by November 30, 2010 doing follow-up inspections every six (6) months or face fines of up to \$500 per day. The reconstruction has been designed, permitted, and the construction work put out for bid, issued a Notice of Intent to Award the project, and have a contractor ready to go, contingent upon funding.

SPONSOR: Engineering Department



Vote:

Yes _____

No _____

Article 38

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of \$30,000.00 for various Capital Improvement projects for the Engineering Department, including the following, or take any action in relation thereto.

- EPA Stormwater Regulation Compliance

EXPLANATION: This EPA mandated program requires Mansfield to develop and implement stormwater management programs to reduce pollutant discharges and protect water quality. A new 5-year permit is required when the EPA and State finalize the specific requirements in calendar year 2010. Based on drafts of these requirements, this new 5-year permit will require substantial testing of stormwater outfalls and subsequent investigation and elimination of any pollution sources. There will be increased pressure from the EPA and DEP on towns to fund this effort, or be subject to fines or enforcement provisions. The improvements under the Stormwater Permit will include cleaning of lines and basins, public education and outreach programs, detection and elimination of illicit discharges and constructing water quality structures or basins prior to stormwater discharge to rivers or streams.

SPONSOR: Capital Improvements Committee



Vote:

Yes _____

No _____

Article 39

To see if the Town will vote to transfer from the control of the Board of Selectmen to the Conservation Commission certain parcels of land in the rear of Gilbert Street as shown on Assessors' Map 4 parcel 1, parcel 12, parcel 17, parcel 18, and parcel 19. Said parcels to be used for conservation purposes and passive recreation, and to be administered, controlled, and maintained by the Conservation Commission under the provisions of Massachusetts General Laws, Chapter 40, Section 8C as amended, or take any action in relation thereto.

The properties are on the town lines of Attleboro and Norton, at the rear of Gilbert Street and straddle the MBTA/Amtrak rail line. The property was taken in lieu of taxes. It is mostly wetlands, with no access.

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 40

To see if the Town will vote to acquire by eminent domain a parcel of land in the rear of Gilbert Street, more specifically described as follows:

A certain parcel of woodland and wetlands situated in the Town of Mansfield, Bristol County, Commonwealth of Massachusetts, being Parcel 13 on Mansfield Assessors Map 4, containing 25 acres more or less, bounded and described as follows:

Beginning at the southwest corner of said land then along land of the Town of Mansfield N 69° 7' 30" E 1252 feet ±, then northwesterly 600 feet ±, then along land now or formally of Massapoag Realty Trust S 81° W 425 feet ±, then N 9° 30' E 278.6 feet, then S 67° W 840 feet ±, then S 20° 11' E along the Attleboro town line 950 feet ± to the beginning.

Said parcel to be used for conservation purposes and passive recreation, and to be administered, controlled, and maintained by the Conservation Commission under the provisions of Massachusetts General Laws, Chapter 40, Section 8C as amended, or take any action in relation thereto.

This property abuts the properties in the previous article.

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 41

To see if the Town will vote to add the provisions of Massachusetts General Laws, Chapter 40, Section 8C to certain parcels of land in the Great Woods as shown on Assessors' Map 14 parcel 3, parcel 9, parcel 10, Map 15 parcel 171, and parcel 172 presently administered, controlled, and maintained by the Conservation Commission and to be used for conservation purposes and passive recreation, or take any action in relation thereto.

EXPLANATION: This article corrects the deeds to add the Chapter 40 protection

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 42

To see if the Town will vote to transfer from the control of the Board of Selectmen to the Conservation Commission certain parcels of land in the Great Woods as shown on Assessors'

Map 14 parcel 2, parcel 11, and parcel 51. Said parcels to be used for conservation purposes and passive recreation, and to be administered, controlled, and maintained by the Conservation Commission under the provisions of Massachusetts General Laws, Chapter 40, Section 8C as amended, or take any action in relation thereto.

EXPLANATION: These parcels are within the Great Woods Conservation Area and should be protected under Chapter 40.

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 43

To see if the Town will vote to authorize the Mansfield Conservation Commission to convey to the Natural Resources Trust of Mansfield, Inc. a perpetual Conservation Restriction as authorized by M.G.L. Chapter 184, Section 31-33 on parcels of land in the Great Woods referenced as Assessor's Map 12 parcel 1, Map14 parcel 2, parcel 3, parcel 9, parcel 11, parcel 17, parcel 18, parcel 19, parcel 51 and parcel 61. Said land area is currently administered, controlled, and maintained by the Conservations Commission under Chapter 40 Section 8 of the M.G.L., or take any action in relation thereto.

EXPLANATION: A Conservation Restriction to the Natural Resources Trust of Mansfield adds another layer of protection to our conservation land, greatly reducing ability of changing the use in the future.

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 44

To see if the Town will vote to amend Chapter 15: CONSERVATION COMMISSION RULES AND REGULATIONS: TOWN OF MANSFIELD WETLAND PROTECTION BY-LAW by amending SECTION 2: JURISDICTION, PARAGRAPH 2.5; or take any action in relation thereto.

EXPLANATION: 2.5: The following activities may be permitted within 25' of a resource area: the creation of wetland replacement or mitigation areas, installment of drainage outfalls, grading work associated with additions to existing single-family homes, work on existing commercial or industrial facilities that does not increase the impervious area and has a positive impact to the resource area and its function and value, the maintenance and construction of trails, resource improvement projects, such as the cleaning of streams or the creation of park areas. These exceptions will be reviewed on a case by case basis.

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 45

To see if the Town will vote to amend Chapter 15: CONSERVATION COMMISSION RULES AND REGULATIONS: TOWN OF MANSFIELD WETLAND PROTECTION BY-LAW by deleting the following language in section 5.1 Filing Fee Schedule: A. Request for Determination 1. Single Family House or Lot \$100.00, 2. Commercial/Industrial/Residential Subdivision \$400.00; B. Notice of Intent 1. Single Family House or addition \$50.00, 2. Commercial/Industrial/Residential Subdivision \$250.00; C. Requests for Certificates of Compliance or Partial Certificates of Compliance \$50.00. and by amending Section 5.1 with the following language: fees may be set and amended from time to time by a vote of a majority of the Conservation Commission. The approved Fee Schedule shall be filed with Town Clerk, or take any action in relation thereto.

SPONSOR: Conservation Commission



Vote:

Yes _____

No _____

Article 46

To see if the town will vote to amend the Mansfield Zoning By-Law as follows:

2.0 Districts;

2.1 Classes - by adding a new district titled “North Main Street Business Overlay District”

And to amend paragraph 2.2, Boundaries, by adding a new paragraph 2.2.6 to read as follows: “The North Main Street Business Overlay District is that area so designated on a map titled “North Main Street Business Overlay District” dated February 25, 2010 at a scale of 1”=500’.

And to establish a new section of the Mansfield Zoning By-Law titled “5.10.11 – North Main Street Business Overlay District,” as follows:

5.10.11 North Main Street Business Overlay District

5.10.12 The purpose and intent of this overlay district is to supplement the existing zoning by-law standards in portions of the Business 1 and Business 2 zoning districts with architectural design and performance standards in order to protect property values, stabilize and improve downtown, to increase economic and financial benefits to the North Main Street business corridor, to encourage new development in appropriate locations and densities, to encourage higher density mixed-use development and reuse of existing structures while maintaining or improving the existing streetscape, density, massing and design features that exist throughout downtown.

To promote pedestrian activity through the creation of outdoor dining areas, public or private gathering places, courtyards or open space. To provide a means for development incentives to property owners to encourage the provision of community benefits such as enhanced streetscapes, increased public spaces or other physical, social or cultural amenities that will promote a vibrant downtown district with a mix of business and residential uses in a pedestrian-friendly environment.

5.10.13 The location and limits of the North Main Street Business Overlay District are shown on a map titled “North Main Street Business Overlay District” dated February 25, 2010 at a scale of 1”=500’ and included in this by-law by reference.

~~5.10.14 Unless otherwise noted, buildings and signage located within the North Main Street Business District shall comply with the standards or guidelines established in the Downtown Design Standards, Mansfield, Ma.~~

5.10.14 No building or addition to an existing building constructed within the North Main Street Business Overlay district shall be designed with or modeled after franchise or formula-based architecture. This design standard shall not be construed to prohibit the use of franchise trademarks, symbols or signage, provided that they conform to the dimensional requirements of the underlying zone.

5.10.15 Specifically excluded from this by-law are the removal/demolition of a declared public nuisance (eg. fire damaged buildings) that pose a threat to the health and safety of the general public; temporary repair needed to prevent structural deterioration following a natural disaster; and normal and ongoing building maintenance.

In a case where a property owner reconstructs a building that has been deemed a public nuisance or performs normal and ongoing maintenance that results in substantial conformance/compliance with the intent of Mansfield’s Design Standards, that structure may be eligible for participation in the density bonus provisions of this by-law, in whole or in part.

Reconstruction, renovation or building maintenance that brings the structure into compliance with the downtown design guidelines or provides other public benefits as defined herein may also qualify for district incentives.

5.10.16 Design Conformance Incentives. Whenever possible, this section of the Mansfield Zoning By-Law will seek to provide incentives through increases in density, alternate parking requirements or a combination of both to encourage conformance to these architectural design standards. These incentives shall apply to mixed-use residential/commercial developments, or developments that contain business/commercial uses only. Specifically excluded from the density bonus provisions of this by-law are developments that contain only residential uses.

The zoning incentives provided for in this overlay district may only be granted with the community benefits or amenities afforded that would not otherwise be required in the underlying zone performance standards.

5.10.17 In addition to conformance to the Downtown Design Standards, a project may receive additional zoning incentives for the provision of the following community benefits or amenities:

A. Streetscape Incentives

- Lighting fixtures
- Street Planters
- Litter Receptacles
- Bike Racks
- Street Trees
- Color/Texture/Brick Sidewalks
- Well-Marked Crosswalks
- Street Furniture

A project would have to include at least four of the above for a density bonus.

B. Public Space Incentives

- Wide sidewalks (10 feet plus)
- Outdoor Dining/Seating Area
- Courtyards
- Support/funding for public events held offsite but in downtown (eg.: farmers' market, art show, family nights, etc.)
- Provision for display of public art
- Support/create a public events plan
- Minimum percentage of site for public use space, open space to be visually inviting and physically accessible

A project would have to include at least two of the above for a density bonus.

C. Green Design Incentives

- LEED Certified (or similar Green Communities Criteria)
- Silver Certified
- Gold Certified
- Platinum Certified

In general, site planning and architectural design shall be used to reduce heating and cooling demands, provide more comfortable indoor and outdoor living spaces and avoid blocking or reflecting sunlight on adjacent public spaces or other buildings.

Green Building Incentives

LEED Level (or similar Green Communities Criteria)

	Additional FAR		
	Residential	Mixed Office/ Retail	Mixed Commercial/Residential
Certified	.05	.10	.15
Silver	.10	.15	.20
Gold	.15	.20	.25
Platinum	.20	.25	.35

Density Incentives

Design Standards	25%
Streetscape	25%
Public Spaces	25%
LEED Certification or LEED Silver Certification	25%

(or similar Green Communities Criteria)
 LEED Gold or Platinum Certification 50%
 (or similar Green Communities Criteria)
 (Need at least 75% to get density bonus)

D. Downtown Overlay Incentives

	B2			B1		
	Residential	Mixed Office/ Retail	Mixed Comm/ Residential	Residential	Mixed Off/ Retail	Mixed Comm/ Residential
Public Benefit						
Design Standards	.10	.15	.20	.10	.15	.20
Streetscape	.10	.15	.25	.10	.20	.25
Public Space	.10	.15	.30	.10	.25	.30

5.10.18 When a project within the North Main Street Business Overlay District qualifies for a density bonus, parking may be provided for utilizing some or all of the following options:

- A. Projects may design parking areas with one hundred percent (100%) of the provided spaces conforming to the subcompact parking guidelines contained in paragraph 4.4.4.6, Parking Spaces, of the Zoning By-Law.

In addition, parking aisle width may be reduced to twenty two feet (22’).

--AND/OR--

- B. Projects that qualify for the preceding density bonus provision may provide parking in conformance with the following standards (with the exception of handicapped parking space dimension, which must conform with the Americans With Disabilities Act (ADA) or the Rules and Regulations of the Massachusetts Architectural Barriers Board):

Parking Angle	Parking Stall Width	Travel Lane One-Way	Travel Two-Way
Parallel	8 feet	12 feet	22 feet
60 degrees	17.5 feet	14 feet	22 feet
90 degrees	17 feet	19 feet	22 feet

--AND/OR--

- C. Parking may be located off-site, on other property located within the North Main Street Business Overlay District, within 500 feet of the primary building. This 500 feet shall be measured along a public way. Such off-site parking shall be in possession, by fee, deed or lease, of the owners of the use served.

--AND/OR--

- D. On-street parking spaces that are wholly within the frontage of a project may be counted toward the project’s parking requirements.

--AND/OR--

- E. Mixed-use projects that qualify for the preceding density bonus provisions may provide structured parking sub-grade or on a portion of the first floor. For the purposes of this overlay district, structured parking must be accessed from the rear of the structure. In addition, business or professional uses allowed in the underlying zone shall occupy the entire length of the frontage of the building abutting a public way, and for an interior depth of 50% of the depth of the building.

Structured parking at or below grade shall not be counted in the Floor Area Ratio (FAR) calculation for the building.

Structured parking may only be permitted within the primary mixed-use building.

Or take any other action in relation thereto.

***MAP TO BE INCLUDED**

Sponsor: Planning Board



Vote:

Yes _____

No _____

Article 47

To see if the Town will vote to amend the Mansfield Home Rule Charter by deleting the sixth sentence from Section 4-1 that states “The Town Manager shall establish residence in Mansfield within one year of his appointment”, or take any action in relation thereto.

Sponsor: Board of Selectmen



Vote:

Yes _____

No _____

Article 48

To see if the Town will vote to amend the Town’s Zoning By-Law to the extent necessary to rezone from its present classification of R-2 to the classification of I-1, the following parcel of land, or take any action in relation thereto:

Beginning at a point on the northerly sideline of West Street for 370 feet more or less to the point where assessors map 20, parcels 191 and 192 proeprty lines meet on West Street; Thence running easterly 432.5 feet by the northerly property line of Assessors map 20, parcels

192 and 5, to the northeast corner point of Assessors Map 20, parcel 5 where it intersects with westerly sideline of Mass highway Rt. 140; Thence running southerly by the westerly sideline of Rt. 140 and the easterly property line of Assessors map 20, parcel 5, 196 feet more or less to a

point of start of curvature; Thence running clockwise by the northerly sideline of West St. and the southerly property line of Assessors Map 20, parcel 5, 130 feet more or less to the point of beginning. The parcel of land intending to encompass Assessors Map 20, parcels 3,4,5, and 192 and containing approximately 2.9 acres

SPONSOR: William Clemmey



Vote:

Yes _____

No _____