



TOWN OF MANSFIELD
**MEETING
NOTICE**

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

POSTED

Amendment received in the
Town Clerk's Office August 9,
2022 at 11:45 AM by Jennifer C.
Davis

TOWN CLERK

BOARD OR COMMITTEE: Planning Board

PLACE OF MEETING: Town Hall Meeting Room 3 A/B and Virtual via GoToWebinar

DATE & TIME: Wednesday, August 10, 2022 at 7:00 PM

AUTHORIZED SIGNATURE: *Priscilla McGill*

**THIS MEETING WILL BE CONDUCTED IN PERSON,
VIRTUALLY AND ON MANSFIELD CABLE**

AGENDA - 2ND AMENDMENT

Please see following page for the agenda.

INSTRUCTIONS FOR VIRTUAL MEETING

Registration URL

<https://attendee.gotowebinar.com/register/4598475810753512716>

Webinar ID:

713-703-491

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

Listen ONLY Via Phone

Dial: 1 +1 (914) 614-3221

Access Code: 524-807-181

Watch Via Mansfield Local Cable Access

Comcast Channel: 15

Verizon Channel: 27

CANCELLATION DATE & TIME: _____

AUTHORIZED SIGNATURE: _____

Planning Board Meeting
Agenda – 2nd AMENDMENT
Wednesday, August 10, 2022

7:00 p.m.

**Town Hall Meeting Room 3 A/B and Virtual via GoToWebinar
and
BROADCAST ON MANSFIELD CABLE**

Agenda Topics

7:00 p.m. – Planning Board

1. Call to Order
2. Form A (ANR) Plans
No plans submitted
3. Correspondence
Minutes July 27, 2022
4. 7:00 p.m. CONTINUED Public Hearing for the Planning Board to sign and close the public hearing for the 300 Branch Street Special Permit/Site Plan Approval for the construction, operation and maintenance of a wireless communication facility and to construct a monopole-style tower to a height of 120 feet above ground level; Bay Communications III LLC, Applicant.
5. 7:05 p.m. CONTINUED Public Hearing for the Planning Board to sign and close the public hearing for the 194 – 196 Rumford Avenue Special Permit to demolish existing Three-story residential complex containing four apartments, build a new mixed use 3 ½ story building consisting of eight townhomes and one retail/office space; 194 Rumford LLC, Applicant
6. 7:10 p.m. Scenic Road Public Hearing – 131 Old Elm Street - The applicant, Hansen Associates proposes the construction of one 18-foot driveway for access to two new lots and the removal of two street trees and planting of two new trees on either side of the new driveway at 131 Old Elm Street. The project site is owned by Mary V. Bellavance and is shown on Assessor's Plat 6, Lot 49 in Residential 1 (R-1) zone.
7. Around the Table
8. Adjournment

Date of Next Planning Board Meeting - August 24, 2022 at 7:00 p.m.

**subject to change*

CONTINUED PUBLIC HEARING

Town of Mansfield Planning Board Notice of Public Hearing

In accordance with the provisions of Chapter 40A, Section 9 of the Massachusetts General Laws and the Town of Mansfield Zoning By-Law, the Mansfield Planning Board will hold a **CONTINUED public hearing on August 10, 2022 at 7:00 p.m.** in person in Meeting Room 3 A/B, Mansfield Town Hall, Six Park Row, Mansfield, MA; virtually via GoToWebinar; and on Mansfield Cable Access regarding the application of Bay Communications III, LLC and T-Mobile Northeast LLC for a Special Permit pursuant to Sections 230-3.6(G)(2)(g) and 230-5.5 as well as Site Plan Approval pursuant to Section 230-5.3 at **300 Branch Street** for the construction, operation and maintenance of a Wireless Communication Facility and to construct a monopole-style tower to a height of 120 feet above ground level, and such other relief as deemed necessary. The project site is owned by Mansfield Cable Access Corporation and is shown on Assessor's Plat 32, Lot 9.

Complete descriptions and plans are available at the office of the Planning Department, located at Town Hall, Six Park Row, Mansfield, MA during regular business hours. This legal advertisement is also available at www.masspublicnotices.org.

The public is welcome to attend in person or virtually. The guidelines for virtual participation can be found at the Town of Mansfield's website, <https://www.mansfieldma.com/>

MANSFIELD PLANNING BOARD

Joseph Cerretani, Clerk

The Sun Chronicle
May 25, 2022
June 1, 2022

CONTINUED PUBLIC HEARING

Town of Mansfield Planning Board Notice of Public Hearing

In accordance with the provisions of Chapter 40A, Section 9 of the Massachusetts General Laws and the Town of Mansfield Zoning By-Law, the Mansfield Planning Board will hold a **CONTINUED public hearing on August 10, 2022 at 7:05 p.m.** in person in Meeting Room 3 A/B, Mansfield Town Hall, Six Park Row, Mansfield, MA; virtually via GoToWebinar; and on Mansfield Cable Access regarding the application of 194 Rumford LLC for a Special Permit pursuant to Bylaw Section 230-3.7A⁷ at **194-196 Rumford Avenue** for the demolition of existing three story four unit residential complex and build a new mixed use 3 ½ story building consisting of eight townhomes and one retail/office space. The project site is owned by 194 Rumford LLC and is shown on Assessor's Plat 21, Lot 158 within the B-1 Business zone.

Complete descriptions and plans are available at the office of the Planning Department, located at Town Hall, Six Park Row, Mansfield, MA during regular business hours. This legal advertisement is also available at www.masspublicnotices.org.

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MANSFIELD PLANNING BOARD

Joseph Cerretani, Clerk

The Sun Chronicle
June 29, 2022
July 6, 2022

scenic road

**TOWN OF MANSFIELD
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

In accordance with the provisions of Chapter 40, Section 15C of the Massachusetts General Laws and Chapter 20, Scenic Roads, of the Town of Mansfield General By-Laws, the Mansfield Planning Board will hold a public hearing on Wednesday, August 10, 2022 at 7:10 p.m. in person in Meeting Room 3 A/B, Mansfield Town Hall, Six Park Row, Mansfield, MA; virtually via GoToWebinar; and on Mansfield Cable Access. The applicant, Hansen Associates proposes the construction of one 18-foot driveway for access to two new lots and the removal of two street trees and planting of two new trees on either side of the new driveway at 131 Old Elm Street. The project site is owned by Mary V. Bellavance and is shown on Assessor's Plat 6, Lot 49 in Residential 1 (R-1) zone.

Plans are available at the Planning Department located at Town Hall, Six Park Row, Mansfield, Massachusetts during regular business hours. This legal advertisement is also available at www.masspublicnotices.org.

The guidelines for virtual participation can be found at the Town of Mansfield's website, <https://www.mansfieldma.com/>

MANSFIELD PLANNING BOARD
Joseph Cerretani, Clerk

The Sun Chronicle
July 27, 2022
August 3, 2022