



*Town of Mansfield
Planning Board*

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Meeting Minutes 9:33
January 11, 2023

HANSFIELD
MASSACHUSETTS

**MEETING HELD IN PERSON IN MEETING ROOM 3 A/B
AND VIRTUALLY USING GOTOWEBINAR PLATFORM**

Present: Joseph Cerretani, Clerk; Sharon Friedman; Ralph Penney; Michael McClanahan;
Michael Feck; Brendan Roche, Alternate and Mark Corsillo, Alternate

Priscilla McGill, Administrative Secretary

Absent: Adrian LeCesne

1. Planning Board Meeting called to order at 7:05 p.m.

Mark Corsillo attended remotely. All votes as roll call.

Kevin Dumas, Town Manager, was present and in the absence of a Board Chair called the meeting to order. He read the public notice of meeting recordings into record. Mr. Dumas then called for nominations for the Board Chair. Ms. Friedman nominated Mr. Cerretani with Mr. McClanahan as second and no additional nominations.

Motion to nominate Mr. Cerretani as Planning Board Chair. No additional nominations (Friedman-McClanahan)

Joseph Cerretani, Clerk - aye

Sharon Friedman - aye

Ralph Penney - aye

Michael McClanahan - aye

Brendan Roche - aye

Michael Feck, Alternate - aye

Mark Corsillo, Alternate - aye

Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

Motion to nominate Ms. Friedman as Planning Board Clerk. No additional nominations. (Cerretani-McClanahan)

Joseph Cerretani, Chair - aye

Sharon Friedman - aye

Ralph Penney - aye

Michael McClanahan - aye

Brendan Roche - aye

Michael Feck, Alternate - aye

Mark Corsillo, Alternate - aye

Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

2. Discussion with Town Manager – Hiring Process for a Planning Director

Kevin Dumas, Town Manager was present and explained to the Board that he will be working with the Planning Department and Planning Board during the absence of a Planning Director. He also said that they are working with BETA Group, Inc. for a contract amendment for BETA to continue working with the Board on the TOD/MBTA districts and Bylaw amendments.

Mr. Dumas reviewed the hiring process for a Planning Director. At the end of business on January 20th, the Human Resource Director, Jocelyn LeMaire, will forward applications received to the Planning Board for review. The next step is to schedule a meeting with HR and Planning Board to review the applications and determine which application will move on to the interview level. The Planning Board will then select a minimum of three interviewed candidates to be submitted to the Town Manager for selection.

Mr. Penney asked what support would the Town provide during the hiring process. Mr. Dumas stated that Ms. McGill and Ms. LeMaire will be working together to coordinate the meetings with the Board and applicants. Ms. Friedman asked if Ms. LeMaire will be conducting the background vetting of the candidates and Mr. Dumas confirmed that she would be.

Mr. Penney asked if the Board determines that there are no suitable candidates, would the position be readvertised. Mr. Dumas confirmed that HR would readvertise the position and explained where it has been recently advertised and that they have reached out to other organization for recommendations of suitable candidates.

Ms. McGill described the current Planning Board meeting schedule and what is on the plate for the spring moving up to Town Meeting. Mr. Dumas explained the process of submission of a place holder for the Annual Town Meeting Warrant closure of March 1st. The submission of place holder would be for the topic with the specifics following up after. However, the specifics cannot be altered to conflict with what is to be voted on. Mr. Cerretani asked when the specific final language would need to be submitted. Mr. Dumas replied that it could be submitted as late as two weeks prior to Town Meeting and also explained the submission process.

Mr. Penney asked about submission of the final amendment language. Mr. Dumas clarified that after speaking with Town Counsel, that the Board is allowed to set a place holder as long as that language does not stray from the actual intent of what will be filed for the final warrant.

Mr. Cerretani asked about finalizing this amendment with the lack of a Town Planner and was concerned as to who would present at Town Meeting. Mr. Dumas said that the proposed BETA contract includes the services upto and including Town Meeting. BETA will assist with the crafting of the district and changes for amendment submission for Town Meeting.

Mr. Ceretani spoke of the Mass Housing Partnership (MHP) Early Technical Assistance Program that the Board is involved with and how MHP would feel about moving forward without a Planning director and how to address the differences from State information to Planning level information. Mr. Dumas said that everything will procede as normal and BETA will be working with the Town and Planning Board for submission at Town meeting working together as a team.

Mr. Feck asked if BETA would be present at Planning Board meeting as the amendment is tweaked and changed. Mr. Dumas said that the meeting dates would be provided to BETA and that in the amended contract there will be 200 hours of time for Jen Goldson's time to assist with the amendment changes.

Ms. McGill noted that she had been in touch with Arek Galle and he said that he intends to attend the Board meeting for January 25th, both community workshops and Board meetings in February.

Mr. Penney asked if TOD and MBTA components would be presented at Town Meeting. Mr. Dumas said that the MBTA component would be slated for the fall Town Meeting and the TOD Overlay District amendments would be presented at Annual Town Meeting. Discussion ensued related to the density changes while not increasing the density in the Draper Ave. neighborhood and that there would be two points of egress. Mr. Dumas spoke of the allocated funds and grant money for this project.

Mr. Penney asked what the access road schedule is. Mr. Dumas said they are entering into the design phase now seeking a design contract. The design will encompass tying into the new signal at Route 106 that will be constructed as redevelopment of MassDOT Phase 2. The reconstruction of Route 106 is scheduled for fiscal 2027. Mr. Dumas said the design will be from Route 106 through the neighborhood parcel and the relocated grade crossing, the roundabout at County Street and redo laying out of the railroad yard. There will also be comprehensive stormwater review for the whole site. Anticipated start of project is 2026 to enable tying into the MassDOT phase.

Mr. Cerretani expressed concern with creating higher density, but noted that the density should increase. Mr. Penney noted that the property owners are not able to construct anything until the access road is built.

Mr. Corsillo asked if the majority of the affected land is Town owned. Mr. Dumas said for the entire parcel that is accurate. He spoke of potential percentages of developable land between the Town, MBTA, and two other land owners.

Mr. Penney asked if there is urgency for TOD amendment revised for spring Town Meeting. Mr. Dumas clarified that the TOD revision is the ground work for what the overlay needs to be for the MBTA communities. The Town's intentions and schedule for submission to Town Meeting have been submitted to the Commonwealth. He also noted the importance of this for the other land owners to understand that the Town is moving forward.

3. Scenic Road; Maple Street Dam (MA02431); Town of Mansfield DPW, Applicant

Scenic Road; Maple Street Dam (MA02431); Town of Mansfield DPW, Applicant proposes to remove approximately ten (10) trees and two (2) dead trees for compliance with Dam Safety Phase I Inspection

Rick Alves, Town Engineer was present for this application. The Notice of Public Hearing was read into record. Mr. Alves read his submitted application letter into record. The letter requests the removal of ten trees and an exemption to replant trees.

Mr. Alves stated that the dam is a significant hazard dam which gets inspected every five years. The last report in 2017 was prepared by PAR Corporation and reported the dam in fair condition. Mr. Alves said that the Town is currently working with Fuss & O'Neil for the dam inspection. If the trees are not removed they will cite the dam to be in poor condition as they require no trees on any dam because the tree root and falled trees cause damage to the dam.

Mr. Alves said the property around the dam is Town owned. Typically new trees would be planted, but in this case there is no place to replant and he asked for an exemption since the site layout is not typical. Mr. McClanahan inquired if the site tree debris can be cleaned up around the dam.

Mr. Alves confirmed that can be done but they cannot destump because the tree roots stabilize the banks. Mr. Cerretani asked if bushes or shrubs could be planted. Mr. Alves said that could cause more future issues.

Mr. Alves explained that there are two dead trees on the south downstream side and one at the toe of slope and they need to maintain fifteen feet from the toe of slope.

Ms. Friedman noted concern that when the trees are cut and not replaced, would invasive species take over the area. Mr. Alves suggested working with the Conservation Agent to be sure that would not happen.

Motion to grant the Scenic Road permit to cut down trees as necessary to maintain the dam in fair condition with waiver for replanting the trees. (Feck-McClanahan)

Joseph Cerretani, Chair - aye

Sharon Friedman, Clerk - aye

Ralph Penney - aye

Michael McClanahan - aye

Brendan Roche - aye

Michael Feck, Alternate - aye

Mark Corsillo, Alternate - aye

Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

4. Scenic Road; Stearns Avenue; Town of Mansfield DPW, Applicant

Applicant proposes to remove approximately ten (10) trees and remove and replace approximately 95-feet of stonewall due to drainage, grading, and the horizontal alignment for the reconstruction of the road at Stearns Avenue from East Street to the Mansfield/Easton Town line

Rick Alves, Town Engineer was present for this application. The Notice of Public Hearing was read into record. Mr. Alves read his submitted application letter into record. The letter requests the removal of ten trees and remove and replace approximately 95 feet of stonewall. This is due to drainage, grading, and the horizontal alignment for the re-construction of the road. The tree replacement species would be at the Board's discretion. The removal of trees is due to the close proximity of the construction of the roadway and would be damaged during the construction with root exposure jeopardizing the trees health.

Mr. Alves noted another area of concern at house #215 to remove and replace the field stone wall to the property line. The relocation of the wall is necessary to maintain a minimum pavement width of 22 feet and a minimum of three foot shoulders. The other areas of concern are removal of trees at designated house numbers as shown on the submitted plans. The trees fall within three feet of the proposed roadway and again with roadwork construction would expose the tree root and jeopardize tree health. Mr. Alves also stated that if during construction additional tree removal would be required, the DPW work with the Planning Board to amend the Scenic Road decision accordingly.

Mr. Cerretani questioned if the line of sight at Stearns Avenue could be improved. Mr. Alves responded that the problem is real estate. The area has a 30 MPH zone requiring a 300 foot sight distance and he could look into it. He said the first order is drainage, then they can move forward with construction and noted that there is no direct answer for sight distances at this time but will look into it.

Mr. Alves said that if trees which impede sight distances fall on private property he could work with homeowners and if on Town land could work with Mr. Reinke, DPW Director, to work on the issue and try to improve the line of sight. Mr. Alves requested that if there are any public complaints that they be forwarded to the Planning Department and then forwarded to him for review and consideration.

Mr. Alves said he was concerned with where new trees would be planted. There is no layout and there are steep slopes and replanting of trees would not help with the sight distance issues. The permit requires planting of trees, but he is not comfortable replacing trees. Mr. McClanahan inquired if the trees could be planted elsewhere in the Town. Mr. Alves said they discussed that possibility. The conclusion was that the purpose of a scenic road is for it to remain scenic and if trees are planted elsewhere, how does that serve or benefit the scenic road. Mr. McClanahan said that if it is a safety issue, should the replanting be waived.

Ms. Friedman asked if the trees could be planted behind the relocated stone wall. Mr. Penney noted that would be private property. Mr. Alves said that would be an issue where typically easements are required and the process is quite lengthy for approval. Mr. Penney asked if the Town could gift the trees. Mr. Alves said that then the Town has no control for homeowner to cut the tree in the future where it would be on private property.

Ms. Friedman asked that if ten trees need to be cut, as a compromise, could less be replanted in strategic places to maintain the integrity of the road and safety. Mr. Alves noted that the Tree Warden is the DPW Director and he could work with him on the replanting issue. Mr. Alves further noted that he does not want to set a precedence for scenic roads by cutting ten trees and having an issue for replanting. Mr. Feck said that if a developer were before the Board they would get the same consideration if there were safety issues.

Motion to grant the Scenic Road permit to relocate approximately 95 feet of stonewall and to remove ten trees and work with the Tree Warden for the tree replacement to maintain the scenic road and sight distances for safety. (Feck-Friedman)

Joseph Cerretani, Chair - aye

Sharon Friedman, Clerk - aye

Ralph Penney - aye

Michael McClanahan - aye

Brendan Roche - aye

Michael Feck, Alternate - aye

Mark Corsillo, Alternate - aye

Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

5. 250 Balcom Street Site Plan; Wading River WTP PFAS Treatment Phase I; City of Attleboro Water Dept., Applicant

250 Balcom Street Site Plan review; Wading River PFAS Treatment Phase I; City of Attleboro Water Dept., Applicant.

Matthew Barry, Project Engineer and the Assistant Engineer were present. Mr. Barry said that the project began in 2020 with MassDEP requiring the City of Attleboro to test for PFAS. In August of 2021 the City of Attleboro failed their PFAS testing and was cited by MassDEP with a notice of noncompliance which forced the City to begin a temporary treatment system design.

Mr. Barry said that the initial design was a simple tented enclosure, which did not require Site Plan review. But due to issues with leadtime, cost, installation, and winter insulation and heating, they then want to transition to a prefab temporary building which does require Site Plan approval. He explained what the interior of the building would house for the treatment center.

Mr. Barry said the land parcel is large and crosses the street to where the two infiltration basins and ground water wells are. He referenced the department head meeting as being very productive and addressed comments in a letter submitted to the Board.

Mr. Barry summarized some of the issues. He referenced the building size at 1,500 square feet which would be on a cast in place concrete pad. He said that they previously met with Conservation and received approval to proceed with the treatment facility. Part of that approval was to leave permanent erosion controls in place through Phase 2 of the project. Weeding and seeding would be approved by the Conservation Agent as not to be invasive. He referenced Mr. Alves issues with drainage on Balcom Street and confirmed the building would not contribute to that, but added a swale on the back side of the building to help slow down runoff.

Mr. Barry referenced Mr. Burke's comments at the Department Head meeting that Balcom Street is a scenic road and that there is a 75 foot setback. Since there would be no tree removal or stone wall relocation the Building Inspector waived the setback requirement. No new curb cuts are required as they will use the existing for access to the property. They will not be storing vehicles on site. Regarding concerns with lighting, Mr. Barry said that there will be down lights at the entry doors.

The Police Department has concerns with traffic and requested that there be details on site when working in the right-of-way. The existing building has fire alarms and the proposed building will have fire alarms. They are working with the Mansfield Lighting Department and they do not require an easement for this project.

Mr. Cerretani asked what the current setback is on the property and Mr. Barry said the proposed building is 25 feet off the right-of-way. The building cannot be moved back due to the 25 foot no-disturb for the wetlands. The building will be about 19 feet tall. Per department comments, they will work with the Town and abutting residents to choose a neutral building color to blend with the surroundings.

Mr. Barry said they are currently working on a pilot study with the City of Attleboro to analyze the water quality coming out of the site. If the pilot report is approved by MassDEP, they will then be looking to design a full-size state of the art treatment facility which may or may not be at this location.

Mr. Barry explained why the temporary facility could not be located on the other side of the road and that the site is very constrained. Ms. Friedman asked what the life expectancy is of the existing wells. Mr. Barry explained that as long as they are maintained, life expectancy could be indefinite.

Due to the future bridge construction, Mr. Barry said a portion of the road will be reconstructed so they are trying to get the temporary portion of the project completed before MasDOT begins their work. They also would need to consider adding piping in the road for the future permanent facility.

Mr. Barry explained carbon ion exchange treatment process for the chemicals processed at the facility.

Mr. Corsillo noted that the discussed 25 foot setback is not noted on the submitted plans. He expressed concern with removal of trees on the scenic road. Mr. Barry responded that he discussed screening with the Conservation Agent and will meet on site for review of screening and replacement trees.

Mr. Barry said the building will be made of corrugated steel. He explained that the large doors are only for the initial setup of equipment. The small door is for daily department use.

Motion to approve the Site Plan application from the City of Attleboro Water Dept. to erect a temporary PFAS Treatment structure, to discuss with neighbors for the neutral building color, to replant trees as a buffer and to consult with Mansfield Conservation Agent to select the appropriate trees. (Friedman-Roche)

Mr. Cerretani asked for Mr. Barry to share color selection with the Board once it is chosen. Mr. Barry said discussion would take place with the Town of Mansfield and neighbors, but the final selection would be by the City of Attleboro.

Joseph Cerretani, Chair - aye

Sharon Friedman, Clerk - aye

Ralph Penney - aye

Michael McClanahan - aye

Brendan Roche - aye

Michael Feck, Alternate - aye

Mark Corsillo, Alternate - aye

Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

Mr. Barry said they would be looking to break ground in the spring with final approval from MassDEP.

6. Discussion Transit Oriented District (TOD) and MBTA Zoning

The Board noted discussion with Town Manager at the beginning of the meeting. They reiterated that the TOD zoning amendment would be at the Annual Town Meeting and the MBTA Overlay amendment would be at Fall Town Meeting.

Mr. Penney reviewed comments from the last public session relating to the turning ramp at Copeland Street and Chauncy Street. It was identified as an easy fix as noted in the Board's first traffic study with BETA. The DPW Director combined the extension ramp to Route 140 through MassDOT. MassDOT will be holding another public meeting in the spring.

Mr. Penney also spoke of the resident from Draper Avenue that inquired about Draper Avenue and he remembered the response being that there was agreement not to allow more cars on Highland Avenue and that Draper Avenue would be a better layout to keep commuters out of the residential area.

At the previous public session there was public discussion relating the schools and whether adding housing density would burden or not burden the schools. Mr. Feck said that in order to maintain state funding there needs to be an adequate school population. He also noted that there is a lack of affordable housing and with housing brings potential students.

7. Correspondence

Meeting Minutes – October 12, 2022

Motion to approved the minutes as submitted (Penney-McClanahan) Roll Call Vote

Joseph Cerretani, Chair - yes

Sharon Friedman, Clerk - yes

Ralph Penney - yes

Michael McClanahan - yes

Brendan Roche - yes

Michael Feck, Alternate - abstain

Mark Corsillo, Alternate - abstain

Five (5) in favor, Zero (0) opposed, Two (2) abstained PASSES

Meeting Minutes – October 26, 2022

Motion to approved the minutes as amended and submitted (Roche-Friedman)

Joseph Cerretani, Chair - yes

Sharon Friedman, Clerk - yes

Ralph Penney - abstain

Michael McClanahan - abstain

Brendan Roche - yes

Michael Feck, Alternate - abstain

Mark Corsillo, Alternate - yes

Four (4) in favor, Zero (0) opposed, Three (3) abstained PASSES

Meeting Minutes – November 9, 2022

Motion to approved the minutes as submitted (McClanahan-Feck)

Joseph Cerretani, Chair - yes

Sharon Friedman, Clerk - yes

Ralph Penney - abstain

Michael McClanahan - yes

Brendan Roche - yes

Michael Feck, Alternate - yes

Mark Corsillo, Alternate - abstain

Five (5) in favor, Zero (0) opposed, Two (2) abstained PASSES

Ms. Friedman read the Select Board reappointment letters for members Adrian LeCesne and Ralph Penney.

8. Around the Table

Mr. Penney requested if the Board members could have a paper copy of the most recent Bylaws. Ms. McGill confirmed she will get copies to all Board members.

Mr. Penney spoke of last minute submission for items before the Board. He inquired if there could be further discussion for deadlines and perhaps a guideline for applicants to address the issue of late submissions. Mr. Cerretani referenced that the new Site Plan approval is more detailed and addresses some of the Board's concerns for submission. Board discussion ensued for submissions and deadlines. Mr. Penney requested that this be a discussion item for the next meeting and asked if a guideline could be drafted for the next meeting.

Upon Mr. Burke's retirement, there is a vacancy for the Town's representative to the Greater Attleboro/Taunton Home Consortium (GATHC). Ms. Friedman expressed in interest in acting as interim representative for GATHC until a new Planning Director has been hired.

Motion to recommend Ms. Friedman as interim GATHC representative. (McClanahan-Penney)

Joseph Cerretani, Chair - yes

Sharon Friedman, Clerk - abstain

Ralph Penney - yes

Michael McClanahan - yes

Brendan Roche - yes

Michael Feck, Alternate - yes

Mark Corsillo, Alternate - yes

Six (6) in favor, Zero (0) opposed, One (1) abstained PASSES


Mr. Cerretani referenced the recent SRPEDD Draft Housing Production Plan and that the Board comments were well done and suggested further conversations. Ms. McGill noted that SRPEDD has received the Board comments and will review and submit a revised HPP.

9. Adjournment

Motion to adjourn at 9:15 p.m. - all in favor PASSES

Date of Next Planning Board Meeting January 25, 2023 at 7:00 p.m.

Signature of Clerk



Date of Approval

2.8.2023