



*Town of Mansfield  
Planning Board*

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**Meeting Minutes** 2023 MAY 25 A 8: 5b  
**March 29, 2023 – Work Session**

**MEETING HELD IN PERSON AT MASSACHUSETTS  
Public Safety Community Room**

Present: Joseph Cerretani, Chair; Sharon Friedman, Clerk; Ralph Penney; Michael McClanahan;  
Adrian LeCesne; Brendan Roche, Associate and Mark Corsillo, Associate

Sarah Raposa, Director of Planning & Development  
Priscilla McGill, Administrative Secretary

Absent: Michael Feck

**1. Planning Board Meeting Called to Order at 7:00 p.m.**

**2. Discussion – Transit Oriented Development (TOD) and Zoning Amendment for Town Meeting**

Ms. Raposa referenced three meeting documents submitted for discussion which focused on Bylaw zoning incentives and guidelines (clean version, redlined version, and results of the mini-survey). The Board mini survey majority consensus was to have two sub-districts based on height (45 feet max outer edge and 65 feet max closer to the tracks) and a by-right density of 30 units per acre.

Discussion continued for the overlay district zoning draft incentive structure for pre-qualifications and incentive tiers. Incentive A could be allowed more than once up to the maximum allowed density (60 dwelling units/acre) with nine option incentives to choose from. Incentive B has four options and Incentive C has six options. The discussion ensued for incentive requirements and percentages of each for a total requirement of 60% or potential to reduce to 50%. The Board discussed whether it would be required to choose A prior to B and C or if it could be a mix of incentive choices, but that the language should be clearer for how the structure works and how incentives should be chosen. Requirements for first floor retail and mixed use and Incentive C monetary options were discussed.

There was discussion whether the park incentives would be an advantage. Food service accommodations were suggested. There was further discussion on the incentive tiers usage and a developer's options on how they choose from each tier. The Board suggested that more clarification should be included. The Board agreed that one choice should be made from the first incentive and then multiple from the others to equal the total requirement. The Board discussed the sidewalk incentive and which tier it should be placed in.

Public realm incentives were revised and moved to the prequalification requirements. In lieu of the tree listing, the Board agreed to reference American Standard requirements and that trees shall not be less than three-inch caliper.

Ms. Raposa referenced the Design Standard change for minimum storefront glass reduced from 75% to 50%. Discussion ensued for the use of clear or obscured glass and height of glass for use in commercial or residential space. The Board agreed that there would be project review at Site Plan application stage. Ms. Raposa suggested using the term “non-residential” as reference.

There was discussion for the clarification of the term “mixed-use” and to use the same reference throughout the document. The Board asked if the units could be rental or owner occupied. Ms. Raposa noted that zoning would not dictate ownership. Discussion continued for clarification of signs, awnings, security grills and shutters. Signage would fall under the Bylaw requirements.

Mr. Corsillo noted that relating to (4) Building Facades (a) there is a conflict in reference to the location of the main entrance being on the façade of the building facing the transit station or streets leading to the transit station. He suggested clarification language for the location of the building main entrance. The Board then discussed the location of doors in reference to streets and the building orientation in order to clarify the building façade issue.

The next discussion will take place at the April 12 Planning Board meeting.

### 3. Adjournment

**Motion** to adjourn at 8:28 p.m. (McClanahan-Corsillo)  
Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

*Date of Next Planning Board Meeting: April 12, 2023 at 7:00 p.m.*



Signature of Clerk

5.24.2023

Date of Approval