



Town of Mansfield

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MANSFIELD  
MASSACHUSETTS

**Meeting Minutes**  
**April 19, 2023 – Work Session**

**MEETING HELD IN PERSON AT**  
**Town Hall Meeting Room 2A/B**

Present: Joseph Cerretani, Chair; Sharon Friedman, Clerk; Michael McClanahan;  
Adrian LeCesne; Michael Feck; Brendan Roche, Alternate and Mark Corsillo, Alternate

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

Absent: Ralph Penney

**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 that the meeting discussion would be on the revised versions of the Bylaw revisions, to familiarize with the reorganization and review section by section to stop and talk about each as needed.

Ms. Raposa commented that the current working map will be updated to remove the reference to building stories and change the height from 65 feet to 60 feet and add subdistrict A to 60 feet area and subdistrict B to the 45-foot area. All references to “mixed use” in the bylaw and amendment document will be noted. Clarification will need to be determined for “use may be within the building or in separate buildings or consolidated within the project proposal.”

There was discussion relating to market research for TOD/Mixed use developments relating to the percentage for non-residential. Public comment from Mr. Clemmey, land owner, proposed definition for publicly available mixed-use space to which the Board did not agree in concept. After a lengthy discussion the Board agreed that the waiver provision in 3.f. provided the flexibility to reduce the 25% number based on the data provided at the time of application. One of the public benefit provisions to meet the waiver could be the implementation of additional Incentive 1 items in exchange for nonresidential percentage.

*Adrian LeCesne arrived at 7:37 pm*

Using an acronym for “Mansfield Station Revitalizing Overlay District,” was discussed and MSROD was proposed, but it was determined that it should be reconsidered for something snazzier. General language will be added to refer to Section 230-1.5 when terms are not defined within.

The Board agreed, related to permitted uses, to remove extensive use; remove residential uses except for multi-family. They discussed business uses and suggested adding easier permitting processes for food trucks and "Quick Service Restaurants."

The discussion continued for the prequalification incentives, Incentive 1/b(2) to clarify if the 40% is shared or in addition to commuter parking. For Incentive 1/b(5) there was concern about the lack of metrics and to add a recommendation to work with Cultural Council similar to Incentive 3/d(1).

Relating to Section G.1, there was discussion to clarify the minimum versus maximum standards for parking as it is currently confusing. The Board agreed to keep the current requirement of one space per unit. Discussion ensued on how to regulate parking if a new parking structure with shared parking planned for the future and that there should be added language for agreements for shared parking. In relation to mixed use, the Board recommended to state that the tenant amenities are exempt from parking requirement for additional parking, no dedicated parking for restaurants if they provide valet parking, and ability to provide parking throughout the development.

The Board agreed to delete reference in section G.5 to the electric vehicle section and defer to stretch code requirements. Section G.7 to add ADA exemption.

Section 7(b) the Board discussed that the cantilever is agreeable, but that 60% is too much. They agreed that there would be no tandem parking.

Ms. Raposa noted that an update based on the conversation will be submitted prior to the next Board discussion.

### 3. Adjournment

**Motion** to adjourn at 9:07 p.m. (McClanahan-LeCesne)  
Seven (7) in favor, Zero (0) opposed, Zero (0) abstained PASSES

*Date of Next Planning Board Meeting April 26, 2023 at 7:00 p.m.*

  
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Signature of Clerk

4.26.2023  
Date of Approval