

# *Town of Mansfield*

## **ANNUAL TOWN MEETING**

**Adjourned to  
May 3, 2016**



**MANSFIELD HIGH SCHOOL AUDITORIUM  
EAST STREET, MANSFIELD  
CALL TO ORDER: 7:00 PM**





## *Town of Mansfield*

### **WARRANT FOR THE ANNUAL TOWN MEETING APRIL 12, 2016**

**BRISTOL, SS:**

To either of the Constables of the Town of Mansfield in the County of Bristol;

GREETINGS:

**IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS**, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Mansfield High School Auditorium, 250 East Street, Mansfield, Massachusetts (Precincts One, Two, Three, Four, Five and Six) in said Mansfield on **Tuesday, April 12, 2016, at Seven o'clock in the afternoon**, where and when such meeting may be adjourned until May 3, 2016, at Seven o'clock in the afternoon, or some other convenient date and time, then and there to act on the following articles:

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**Article 1:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to defray the expenses of the Municipal Town departments for the ensuing 12-month period beginning July 1, 2016; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: This article establishes the FY2017 budget appropriations for municipal expenses, as well as all debt, insurance and employee benefits for all Town and School departments.*

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**Article 2:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to defray the expenses of the Mansfield Public School System for the ensuing 12-month period beginning July 1, 2016; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Mansfield School Committee

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*Explanation: This article establishes the FY2017 budget appropriations for the School Department.*

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**Article 3:** To see if the Town will vote that the income from sales of electricity to private customers or for electricity supplied to municipal buildings, 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 acting as Electric Commissioners, for expenses of the Department for FY 2017, 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 Commissioners; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Municipal Electric Commissioners

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*Explanation: This article provides the appropriation from Electric Department receipts for the Electric Department maintenance and plant operations for FY 2017.*

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**Article 4:** To see if the Town will vote to raise and appropriate from Enterprise Fund Revenue or any other source, transfer from available funds or borrow pursuant to any applicable statute a sum of money to provide for the operations, maintenance, improvements, capital outlay, debt service, and other costs related to the Water Enterprise Fund, Sewer Enterprise Fund, Airport Enterprise Fund, and Parking Enterprise Fund for the ensuing 12 month period beginning July 1, 2016; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: This article (if approved) will establish the FY2017 budget appropriations for the Water, Sewer, Airport, and Parking Enterprise Funds.*

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**Article 5:** To see if the Town will vote to authorize the Town Manager, as Chief Procurement Officer, with the approval of the Mansfield School Committee, to enter into a Pupil Transportation contract beginning July 1, 2016, for a period in excess of three years, but not to exceed five years in length, including any and all options to renew said contract which may be exercised in the sole discretion of the Town; or take any action in relation thereto.

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*Explanation: Mass. General Laws Chapter 30B Section 12(b) requires all contracts (including options) longer than three years in length be approved by Town Meeting. Longer school bus transportation contracts often result in more advantageous contract terms and/or pricing and increase predictability of transportation costs from year to year. This article (if approved) will allow the Town Manager (as Chief Procurement Officer), with the approval of the School Committee, to enter into a bus contract that is longer than three years but does not exceed five years.*

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**Article 6:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money and/or to further amend, increase, decrease, or otherwise adjust the appropriations voted at the May 19, 2015 Annual Town Meeting for several Municipal Town departments for Fiscal Year 2016; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: These additional expenses have been incurred by the Town but were not anticipated at the May 19, 2015 Annual Town Meeting. This article (if approved) will allow the Town to pay for these unforeseen expenses.*

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**Article 7:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to pay for unpaid bills from prior fiscal years; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: In general, appropriated amounts at Town Meeting for one Fiscal Year cannot be spent on a previous year's expenditures without Town Meeting approval. This article (if approved) would pay for these outstanding bills that are presently known to be unpaid from prior Fiscal Years.*

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**Article 8:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to eliminate the deficits existing at the end of Fiscal Year 2015 as of June 30, 2015; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: Several funds ended FY15 in a deficit. This article (if approved) will transfer money into these funds and eliminate these FY15 deficits from the Town's books.*

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**Article 9:** To see if the Town will raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to defray the expenses of the FY2017 Triennial Revaluation of all properties in the Town as required by the Massachusetts Department of Revenue; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Board of Assessors

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*Explanation: The Department of Revenue requires that the Board of Assessors revalue all properties in Town once every three years. The last revaluation was in FY2014. The total cost of this revaluation in FY2017 is estimated to be \$120,000.00. \$40,000.00 was appropriated for this purpose each year at the May 6, 2014 and May 19, 2015 Annual Town Meetings, respectively, for a total of \$80,000.00. This article (if approved) will pay for the rest of the anticipated costs of the FY2017 revaluation.*

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**Article 10:** To see if the Town will raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to defray the expenses of the next nine-year cyclical inspection of all properties in the Town as required by the Massachusetts Department of Revenue; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Board of Assessors

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*Explanation: Every nine years, the Department of Revenue (“DOR”) requires the Town to inspect all properties in the Town. If this inspection is not completed, the “DOR” may not allow the Town to set a tax rate until this nine-year inspection is completed. The next cyclical inspection is scheduled for FY 2023 and is estimated to cost \$240,000.00 in FY 2023. This article (if approved) will begin to fund this requirement now.*

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**Article 11:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for various Capital Improvements projects for the Town of Mansfield; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Capital Improvement Program Committee

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*Explanation: This article will contain several motions to fund the Capital Improvement Program Committee’s recommended Town, School, Sewer Enterprise, Water Enterprise, Airport Enterprise, and Parking Enterprise projects for Fiscal Year 2017. This article (if approved) will fund the Capital Improvement Program Committee’s recommendations.*

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**Article 12:** To see if the Town will vote to accept for Fiscal Year 2017 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 residents to receive one hundred percent (100%) of the available real estate tax exemptions as described in M.G.L. Chapter 59 Section 5 Clauses 17D, 22, 22A, 22B, 22C, 22D, 22E, 37A, and 41C, and to vote to accept M.G.L. Chapter 59 Section N including both the 125 hour limitation and designation of representatives from the final paragraph of said Section 5N; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Board of Assessors

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*Explanation: This article is an annual article that allows Town residents to receive 100% of various real estate tax exemptions offered in the Mass. General Laws for Fiscal Year 2017.*

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**Article 13:** To see if the Town will vote to authorize or re-authorize as the case may be revolving funds for Fiscal Year 2017 in accordance with M.G.L. Chapter 44 Section 53E ½; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: This article (if approved) will establish or re-establish for FY17 all Town revolving funds that require an annual re-authorization under M.G.L. Chapter 44 Section 53 E ½ as estimated in the following charts:*

<b>Revolving Fund Name</b>	<b>Programs and Purposes of Fund</b>	<b>Departmental Receipts to be Credited to Fund</b>	<b>Officer Authorized to Expend from Fund</b>	<b>Total Annual Limit on Expenditures from Fund</b>
PEG Access and Cable	Cable-related purposes consistent with the Town's franchise agreement	All FY17 deposited funds received in connection with a franchise agreement between a cable operator and the Town	Town Manager	\$250,000.00
Police Detail Service Charge Fee	Payments of expenditures related to Mansfield Police Officer training and technology and/or other equipment	The first \$40,000 of Police Detail Service Charge Fees received in FY17 (the remaining Police Detail Service Charge Fees to be credited as General Fund receipts)	Police Chief	\$40,000.00
Radio Master Box Fee	The purchase of radio and related equipment to properly equip and maintain the Radio Master Box reading system	All FY17 Radio Master Box Fees	Fire Chief	\$40,000.00

<b>Revolving Fund Name</b>	<b>Programs and Purposes of Fund</b>	<b>Departmental Receipts to be Credited to Fund</b>	<b>Officer Authorized to Expend from Fund</b>	<b>Total Annual Limit on Expenditures from Fund</b>
Ambulance Fee	Purchase of new ambulance and any Emergency Medical Service-related additional expenses to properly equip the ambulance	The first \$100,000 of FY17 ambulance fees (the remaining ambulance fees to be credited as General Fund receipts).	Fire Chief	\$100,000.00
Inspections	Payment of Electrical, Mechanical, Gas, and Plumbing Inspectors' Fees	65% of all electrical, mechanical, gas, and plumbing inspection fees received in FY17 (the remaining 35% to be credited as General Fund receipts)	Building Inspector	\$300,000.00
School Pepsi Commissions	Any lawful expenditures approved by the School Committee	FY17 Commissions on sales of Pepsi products	Mansfield School Committee	\$20,000.00
Library Public Printing	Purchases of paper and toner for public printer and lease costs of public copier	Public printer and public copier printing fees received in FY17	Town Library Director	\$6,000.00
Library Materials Replacement	Purchases of new copies of materials lost or damaged by Town public library users	All FY17 Town Library patron reimbursement payments to pay for lost or damaged materials	Town Library Director	\$5,000.00
Parks & Recreation	Parks & Recreation-related programs and services and Park-related equipment	FY17 Fees charged for various Parks & Recreation-related programs and services	Parks & Recreation Director	\$225,000.00
			<b>Total:</b>	<b>\$986,000.00</b>

**Article 14:** To see if the Town will raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for deposit in the Employee Other Post-Employment Benefits (OPEB) Liability Trust Fund; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Finance Committee

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*Explanation: The Town is required to pay a percentage of retirees' medical, dental, and life insurance costs. The Town's total OPEB liability as of Fiscal Year 2016 is estimated at over \$66.5 million. This article (if approved) will transfer a sum of money into the OPEB Trust Fund to offset some of those future costs.*

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**Article 15:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be deposited in the Town's Capital Stabilization Fund; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Finance Committee

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*Explanation: The Town has established a Capital Stabilization Fund as allowed by M.G.L. Chapter 40 Section 5B. This article (if approved) will transfer a sum of money into the Town's Capital Stabilization Fund to be used for current and future Capital Improvements throughout the Town.*

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**Article 16:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be deposited in the Stabilization Fund; or take any action in relation thereto.

SPONSOR: Board of Selectmen for Finance Committee

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*Explanation: This article (if approved) will transfer a sum of money into the Town's Stabilization Fund. It can then be used for any lawful purpose as outlined in M.G.L. Chapter 40 Section 5B.*

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**Article 17:** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be deposited in the Future Payment of Accrued Liabilities for Compensated Absences Reserve Fund; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: Compensated absences expenses must be paid to an employee when that employee leaves Town employment. The Town's estimated FY 2015 accrued liability for compensated absences exceeds \$900,000. This article (if approved) will allow the Town Manager to pay compensated absence expenses as outlined in M.G.L. Chapter 40 Section 13D.*

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**Article 18:** To see if the Town will vote to authorize the Board of Selectmen to transfer to the Conservation Commission the care, custody, management and control of a certain parcel of land on the westerly side of South Main Street, Mansfield as shown on Assessors' Map 14, Parcel 20, containing 1.3 acres, for conservation, open space and passive recreational purposes in perpetuity to be held and administered by the Commission pursuant to M.G.L. c. 40, § 8C and submitted and subjected to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, or take any action in relation thereto.

SPONSOR: Board of Selectmen for the Conservation Commission

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*Explanation: The property was taken for taxes in 1999 and has been on the plan for acquisition for some years. The property abuts the Great Woods conservation area. The parcel will be added to the existing conservation land with plans to provide a second access to the Great Woods Taylor's Hill trail system for walking and hiking.*

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**Article 19:** To see if the Town will vote to delete Section 60-6 of the Town of Mansfield General By-Laws and replace it with the following:

“The order of all articles in the Town Warrant shall be taken as printed in the warrant, which will be determined by the Board of Selectmen prior to Town Meeting.” ; or take any action in relation thereto.

SPONSOR: Board of Selectmen

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*Explanation: The current bylaw provides that Warrant Articles after the financial articles are completed should be taken in an order drawn by lots. This bylaw change would provide that all articles will be taken up by Town Meeting in the order they are listed on the warrant. This change would eliminate the need to suspend the rules and take the articles in order as has been the practice at Town Meeting for the past seven or more years.*

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**Article 20:** To see if the Town will vote to present to the General Court a Home Rule Petition to read substantially as set forth below and to request its representatives in the General Court to introduce legislation seeking a special act to read substantially as set forth below to allow the appointing authority of the Town of Mansfield to appoint police cadets under certain circumstances to the Police Department of the Town and to authorize the General Court with the

approval of the Board of Selectmen to make constructive changes in perfecting the language of the proposed legislation to secure passage, or to take any other action related thereto.

AN ACT AUTHORIZING THE APPOINTING AUTHORITY OF THE TOWN OF MANSFIELD TO APPOINT POLICE CADETS UNDER CERTAIN CIRCUMSTANCES TO THE POLICE DEPARTMENT OF SAID TOWN:

SECTION 1. Notwithstanding the provisions of chapter thirty-one of the General Laws, any person who has completed not less than two years of service as a police cadet in the police department of the town of MANSFIELD under the provisions of section twenty-one A of chapter one hundred and forty-seven of the General Laws may, subject to a program established by the appointing authority of said town be appointed to fill a vacancy in a position in the lowest grade in the police force of said town, without certification from an eligible list prepared under the provisions of chapter thirty-one of the General Laws; Such program shall include provisions for recruitment of applicants for appointment as police cadets in said town and for appointment from an eligible list prepared after a competitive examination administered under the supervision of the appointing authority of the town.

SECTION 2. Not more than thirty-three and one-third per cent of the total number of appointments to the regular police force of the town of MANSFIELD in any calendar year shall be made under the provisions of this act. The appointing authority of said town shall report in writing to the personnel administrator in said division of personnel administration any appointment made under the provisions of this act.

SECTION 3. The appointing authority of the police department of the town of MANSFIELD shall institute appropriate recruitment procedures for such police cadet force in order to effectuate the purposes and, to the extent practicable, shall be consistent with the provisions of section twenty-six of chapter thirty-one of the General Laws and consistent with basic merit principles and which realize the purposes of this paragraph.

SECTION 4. This act shall take effect upon its passage.

SPONSOR: Board of Selectmen

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*Explanation: Due to the likely regionalizing of dispatch, the police department will lose 9 full time employees that currently assist with a number of clerical and ancillary duties. To offset this, the Police Chief is proposing the implementation of a Police Cadet program that will handle those duties while providing them with certifications and training that is vital to those seeking employment in policing in the future. This fills a need within the agency at a low monetary cost, while providing young men and women with a clear path and understanding to the field of policing.”*

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**Article 21:** To see if the Town will vote to:

- (a) propose as an Economic Opportunity Area, pursuant to M.G.L. chapter 23A, Sections 3A through 3H, for a term of five years, the property located at 360 Forbes Boulevard (or adjacent parcel) (Map 44, Parcel 604)(the “360 Forbes Boulevard Economic Opportunity Area”);
- (b) designate the 360 Forbes Boulevard Economic Opportunity Area as a Tax Increment Financing Zone (“TIF Zone”);
- (c) adopt, for the purpose of protecting and growing the tax base and job base of the Town, a Tax Increment Financing Plan entitled “Lacerta Group Plan (the “TIF Plan”) on file with the Office of the Board of Selectmen, Office of the Town Clerk, Office of the Town Engineer and at the Mansfield Public Library;
- (d) approve the form of the Tax Increment Financing Agreement between Lacerta Group, Inc. and the Town of Mansfield on file with the Board of Selectmen (the “TIF Agreement”);
- (e) authorize the Board of Selectmen to execute the TIF Agreement and any documents relating thereto, and to take such other actions as are necessary or appropriate to implement those documents; and
- (f) authorize the Board of Selectmen to approve and certify proposed projects as provided in the TIF Plan and to apply to the Economic Assistance Coordinating Council of the Commonwealth of Massachusetts under the Economic Development Incentive Program for approval and designation of the 360 Forbes Boulevard Economic Opportunity Area, TIF Zone, TIF Plan and the Lacerta Group, Inc. certified project, or to take any other action related thereto.

SPONSOR: Board of Selectmen

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*Explanation: Lucerta is planning a substantial expansion of business activities at two locations in the Cabot Industrial Park. The expansions will allow Lucerta to increase the manufacturing capacity of the two facilities to meet growing demand for the packaging and storage products that Lucerta manufactures. The expansions are primarily within existing buildings which is the reason for recommending a special tax assessment. The expansions will result in increased property value, additional employment opportunities for Mansfield and area residents and assure that Lucerta is retained as a valuable employer in the community.*

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**Article 22:**

To see if the Town will vote to authorize the Board of Selectmen to sell, grant or convey pursuant to G.L. c. 40, permanent and temporary easements for utility purposes, including but not limited to for drainage, water and sewer, over and under all or any portions of the property known as Town Assessor Map 31, Lot 31 and located at 500 East Street as shown on a plan entitled “Sketch Plan Access & Utility Easement, Mansfield, Massachusetts, 500 East Street,” dated March 17, 2016 and prepared by and on file with the Town of Mansfield Department of Public Works, together with access thereto; or to take any other action related thereto.

SPONSOR: Board of Selectmen

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*Explanation: The owner of the property at 499 and 500 East Street has provided an Access and Utility Easement, at no cost, to the Utility Companies needed to relocate poles and place them underground, along with gas, water, cable, etc. This is necessary for the construction of the Public Safety/DPW Complex.*

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**Article 23:** To see if the Town will vote to authorize the Town of Mansfield, acting through its Board of Selectmen, to sell, transfer, convey, lease or otherwise dispose of to the Mansfield Housing Corporation (MHC), and to enter into a contract with MHC therefor, that certain real property and portions thereof and interests therein known as Town Assessor Map 36, Lot 32, located at 10 Columbine Road and containing approximately 5,600 square feet for purposes of developing low or moderate income housing pursuant to St. 2006, c. 254, or to take any other action thereto.

SPONSOR: Board of Selectmen for the Mansfield Housing Corporation

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*Explanation: The property was taken for taxes in 2009 and has been on the Town’s Tax Foreclosure Properties list for some time. The property is located in a residential neighborhood with similar sized lots, and modest homes. The FY 2016 Property Card indicates that the property is boarded up with cars in the driveway, and condemned. Under Section 5 of The Act Establishing a Housing Corporation in The Town of Mansfield, “the board [of the Mansfield Housing Corporation] may acquire, lease or otherwise receive any real property conveyed to it by the Town of Mansfield for purposes consistent with this act.*

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**Article 24:** To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain pursuant to G.L. c. 40, G.L. c. 79 and any other applicable statute, permanent and temporary construction easements over and under all or any portions of the following properties for the transmission of electricity, including but not limited to for the installation, construction, maintenance and operation of facilities and improvements and access thereto; or to take any other action related thereto.

Assessor ID	Property Address	Supposed Owner
Map 3, Parcel 19	Land Off Wayside Drive	Wayside Estates, LLC
Map 34, Parcel 485	311 Branch Street	Lindsay Giordano and Emil Giordano
Map 20, Parcels 183, 184 and 185	282, 292 and 296 Chauncy Street	Manisha Realty, LLC

Sponsor: Board of Selectmen

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*Explanation: This article would accept three easements for provision of electric service that have been granted to the Town and allow the easements to be recorded with the Registry.*

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**Article 25:** Move the town vote to accept Dutton Drive within the Cluster Development Plan of Land referred to as “Dutton Drive” and related drainage and access easements as shown on Sheet 5 of the plan set said subdivision approved by the Mansfield Planning Board on April 2, 2014.

SPONSOR: Chris Marcheselli and 17 others.

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*Explanation: None provided by Petitioner.*

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**Article 26:** To see if the Town will vote proposed change for warrant Chapter 7, Article II, Audit Committee, Section 7-7.A:

To increase the “at large” members from two to four in number.

Purpose: To enhance the independence and objectivity of the board and provide more expertise in the area of accounting and auditing for the benefit of the town overall.

Section 7-8 Term:

To increase the term of office of the al large members from two to three years and change the expiration date of the term of office from June 30 to December 31<sup>st</sup>.

Purpose: To increase the continuity of the board and be consistent with other boards of the town relative to terms of office and expiration dates of board members, as well as, to accommodate the annual plan of meetings needed with our external auditors; that is having a full board during each phase of the work of the external auditors for both the “Town” audit and “Electric” audits.

SPONSOR: James Ragazzo and 17 others.

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*Explanation: None provided by Petitioner.*

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**Article 27:**

To see if the town will vote to amend the Town’s Zoning Bylaw, Chapter 230, to the extent necessary to change the Schedule of Principal Use Regulations, Section 4.2A, of the Zoning By-laws for the Gateway Business District, B4, as shown in the attached copy of Attachment 1 of the Zoning Bylaw, Schedule of Principal Use Regulations. The change in Use would include allowing the following use under a Special Permit; 3.7A Mixed Business/Residential Use. The article will also modify the Schedule 4.2B, Density and Dimensional Regulations Business and Industrial Districts to provide a Maximum Floor Area Ratio By Right of 0.80 for the Mixed Use Business/Residential Use in the B4, Gateway Business district. Note 2 in Schedule 4.2B would also be amended to read “Business and residential uses may be combined in the same, or separate buildings, provided that in the Business 1 and Business 2 and Business 4 districts retail, office, bank, or restaurant uses shall occupy the entire ground floor.”

Or take any action in relation thereto:

Chapter 230

Chapter 3.7 Classification of other Uses

Section 3.7A Mixed business and residential use: In the Business 1 (B1), Business 2 (B2), **Business 4 (B4)**, and Industrial 3 (I3) Districts, both nonresidential and residential uses are permitted on the same lot in conformance with § 230-4.2B.

**CHAPTER 230, SECTION 4.2A  
Attachment 1  
Town of Mansfield  
SCHEDULE OF PRINCIPLE USE REGULATIONS**

		Residential Districts				Business Districts				PBD	Industrial Districts				TOD	SPA
		1	2	3	R	1	2	3	4		1	2	3	A		
\$250-																
3.7	CLASSIFICATION OF OTHER USES															
3.7A	Mixed Business/residential use	N	N	N	N	Y	S	N	S	N	N	N	S	N	Y	Y

Change B4 from N, Not Allowed, to S, Special Permit

**SCHEDULE 4.2B:  
DENSITY AND DIMENSIONAL REGULATIONS  
BUSINESS AND INDUSTRIAL DISTRICTS**

	B1	B2	B3	B4
Maximum floor area ratio				
By right				
Business /Residential	2.5	1.5	-	<b>0.80</b>

Notes:

2. Business and residential uses may be combined in the same, or separate buildings, provided that in the Business 1 and Business 2 **and Business 4** districts retail, office, bank, or restaurant uses shall occupy the entire ground floor (see Section 3.7A)

SPONSOR: Bob Barry and 12 others.

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*Explanation: None provided by Petitioner.*

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**Article 28:** Move the Town vote to accept Stanley Circle within the Stanley Place Subdivision and related drainage and access easements as shown on the plan set of said subdivision approved by the Mansfield Planning Board on August 6, 2008.

SPONSOR: Jay Zola and 13 others.

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*Explanation: None provided by Petitioner.*

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**Article 29:** To see if the Town will vote amendments to Chapter 7, Article II, Audit Committee or By Law 28 whichever is enforce, be added to the Warrant to be presented at Town Meeting April 2016:

PROPOSED CHANGES TO CHAPTER 7, ARTICLE II, Audit Committee  
(General By-Law 27)

- Terms of Office for “At-Large” members from 2 to 3 years.
- Change of Service dates from a Fiscal to a Calendar Year Basis.
- Expand the “At-Large” Membership from 2 to 4 Members.
- Define & Specify Administrative & Functional Reporting Relationships.
- Clarify & Establish Periodic Reporting of the Evaluation & Monitoring of Internal Control Processes.
- Establish Sub-Committees to perform ICS Evaluations, Address Audit Issues/Remedial Recommendations.
- Establish Fraud/Trouble Communication Hot-Line.

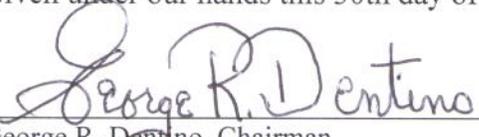
SPONSOR: Kevin Doyle and 10 others.

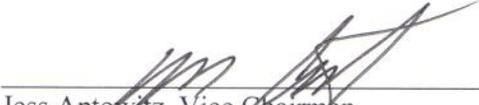
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*Explanation: None provided by Petitioner.*

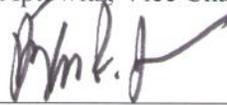
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Given under our hands this 30th day of March, 2016

  
George R. Dentino, Chairman

  
Jess Aptowitz, Vice Chairman

  
Olivier Kozlowski, Clerk

  
Doug Annino, Selectman

  
Frank DeVecchio, Selectman

SELECTMEN OF MANSFIELD