



TOWN OF MANSFIELD  
**MEETING  
NOTICE**

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

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TOWN CLERK'S OFFICE  
2020 MAR - 6 A 11: 18  
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BOARD OR COMMITTEE: Planning Board

PLACE OF MEETING: Town Hall Meeting Room 2 a/b

DATE & TIME: Wednesday, March 25, 2020 at 7:00 p.m.

AUTHORIZED SIGNATURE: *Jennifer C. Davis* DATE: March 6, 2020

**AGENDA**

**March 25, 2020 Agenda\***

1. 7:00 p.m. – Call to Order
2. Form A (ANR) Plans
3. Correspondence (March 4, 2020 Minutes; Public Hearing Notices )
4. 7:10 p.m. – Scenic Road Public Hearing – Stone Wall on Maple Street – Town of Mansfield
5. 7:15 p.m. – Public Hearing – Planning Board Zoning Articles for 2020 Annual Town Meeting – FAR in B4; Accessory Apartments; Open Space in PBD
6. 7:30 p.m. – Public Hearing - Citizens' Petition Zoning Articles for 2020 Annual Town Meeting – Auto Service Station in B4; Fast Food in B4
7. Public Comment
8. Around the Table
9. Adjournment

*\*(Subject to Change)*

CANCELLATION DATE & TIME: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

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, March 25, 2020 at 7:10 p.m. in Meeting Room 2A/B, Mansfield Town Hall, Six Park Row, Mansfield, Massachusetts for alterations to be made to Maple Street, a scenic roadway. The applicant, the Town of Mansfield, proposes to remove and relocate approximately one hundred twenty feet (120') of stone wall within the right of way at 454 Maple Street. No trees within the Maple Street right-of-way will be removed.

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](http://www.masspublicnotices.org).

MANSFIELD PLANNING BOARD

Richard LeBlanc, Clerk

Sun Chronicle  
March 10, 2020  
March 17, 2020

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

In accordance with Chapter 40A of the Massachusetts General Laws and the Mansfield Zoning By-Law, the Mansfield Planning Board will hold a public hearing on Wednesday, March 25, 2020 at 7:30 p.m. in the Planning Board's meeting room at the Town Hall, Six Park Row, Mansfield, MA on the petition of William Clemmey regarding the following Zoning By-Law amendments to be considered at the 2020 Annual Town Meeting. The proposed amendments are as follows:

- \*To amend the Zoning By-Law Section 230 Attachment 1, Schedule of Principal Use Regulations, 3.5P, Auto Service Station, from "N" [not allowed] to "S" [allowed by special permit] in the Business 4 (B4) Zone; and
- \*To amend the Zoning By-Law Section 230 Attachment 1, Schedule of Principal Use Regulations, 3.5F, Fast-Food Restaurant, from "N" [not allowed] to "S" [allowed by special permit] in the Business 4 (B4) Zone.

Complete descriptions of the proposed amendments are available at the Planning Department, located at Town Hall, Six Park Row, Mansfield, Massachusetts during regular business hours.

Mansfield Planning Board  
Richard LeBlanc, Clerk

Sun Chronicle  
March 10, 2020  
March 17, 2020

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

In accordance with Chapter 40A of the Massachusetts General Laws and the Mansfield Zoning By-Law, the Mansfield Planning Board will hold a public hearing on Wednesday, March 25, 2020 at 7:15 p.m. in the Planning Board's meeting room at the Town Hall, Six Park Row, Mansfield, MA regarding Zoning By-Law amendments to be considered at the 2020 Annual Town Meeting. The proposed amendments are as follows:

- \*To amend the Zoning By-Law Section 230 Schedule 4.2B, Density and Dimensional Regulations, Business and Industrial Districts, to change the Maximum Floor Area Ratio [FAR] in the Business 4 [B4] zone from .80 to 2.0; and
- \*To amend the Zoning By-Law Section 230-3.9, Accessory apartments as a special permit use, A., to delete the requirement for at least one of the units to be occupied by a person at least 55 years of age or older; and
- \*To amend the Zoning By-Law Section 230 4.2B, Density and Dimensional Regulations, Business and Industrial Districts, to change the minimum open space required in the Planned Business District (PBD) from 35% to 25%.

Complete descriptions of the proposed amendments are available at the Planning Department, located at Town Hall, Six Park Row, Mansfield, Massachusetts during regular business hours.

Mansfield Planning Board  
Richard LeBlanc, Clerk

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