



TOWN OF MANSFIELD
**MEETING
NOTICE**

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

POSTED

Received Town Clerk's office by
Karen Ludwig on 04/27/2021 @
2:40 PM

TOWN CLERK

BOARD OR COMMITTEE: Planning Board **REVISED**

PLACE OF MEETING: Virtual Meeting

DATE & TIME: Wednesday, April 28, 2021 at 7:00 PM

AUTHORIZED SIGNATURE: Jennifer Davis **Date REPOSTED: April 27, 2021**

"Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 31, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Mansfield's Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

This meeting has been posted on the Town's website. To provide virtual access to this meeting by the public, the Town is utilizing the GoToWebinar platform. The instructions are below on how members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the meeting designated for public comment. Again, these instructions can be found below or on the Town's website at www.mansfieldma.com"

AGENDA

Please see following page for the agenda.

INSTRUCTIONS FOR VIRTUAL MEETING

Registration URL

<https://attendee.gotowebinar.com/register/6400788663448896525>

Webinar ID

698-807-403

After registering, you will receive a confirmation email containing information about joining the webinar.

Listen Via Phone

Dial 1 (562) 247-8321

Access Code: 946-285-014

Watch Via Mansfield Local Cable Access

Comcast Channel: 15

Verizon Channel: 27

CANCELLATION DATE & TIME: _____

AUTHORIZED SIGNATURE: _____

**Planning Board
VIRTUAL MEETING
Agenda
Wednesday, April 28, 2021
7:00 p.m.**

- Agenda Topics -

7:00 p.m. – Planning Board

- 1. Call to Order**
- 2. Form A (ANR) Plans**
- 3. Correspondence (Minutes April 14, 2021)**
- 4. 7:15 p.m. - Public Hearings - Citizens' Petition Zoning Articles**
 - 7:15 p.m. - Child Care/Educational Facilities in Residential Zones**
 - 7:30 p.m. - Billboards in PBD**
THE "Billboards in PBD" ARTICLE HAS BEEN WITHDRAWN BY THE PETITIONER
 - 7:45 p.m. - Rezoning Walnut/Chauncy R2 to B4**
THE "Rezoning Walnut/Chauncy R2 to B4" ARTICLE HAS BEEN WITHDRAWN BY THE PETITIONER
 - 8:00 p.m. - FAR/Rear Setback for Business/Residential Uses in B4 Zone**
- 5. Discussion of Annual Town Meeting Street Acceptance Petitions – Lorraine Way and Julia Lane**
- 6. Around the Table**
- 7. Adjournment**

Next Regular Planning Board Meeting: May 12, 2021 at 7:00 p.m.

**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 virtual public hearing on Wednesday, April 28, 2021 at 7:15 p.m. on the petition of Jill Keyes regarding the following Zoning By-Law amendment to be considered at the 2021 Annual Town Meeting. The amendments are as follows:

To amend the Town's Zoning By-Law, Chapter 230, Schedule 4.2BA Density and Dimensional Regulations, Residential Districts, to add a new Note regarding open space, maximum net floor area and maximum height of structures for Child Care/Educational Facilities in Residential zoning districts.

Complete descriptions of the proposed amendments are available on the Town of Mansfield's website, www.mansfieldma.com. This legal advertisement is also available at www.masspublicnotices.org.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found at the town of Mansfield's website, at <https://www.mansfieldma.com/>

MANSFIELD PLANNING BOARD

Joseph Cerretani, Clerk

[Mansfield] *Journal-News Independent*
April 9, 2021
April 16, 2021

**THE “Billboards in PBD” ARTICLE HAS BEEN
WITHDRAWN BY THE PETITIONER**

**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 virtual public hearing on Wednesday, April 28, 2021 at 7:30 p.m. on the petition of Nicholas Riccio regarding the following Zoning By Law amendment to be considered at the 2021 Annual Town Meeting. The amendment is as follows:

To amend the Town’s Zoning By Law, Chapter 230-4.7, Signs, D & E(7) to remove “Billboards” from the list of prohibited signs; and include under D. Permitted signs, number (5) Billboards, permitted only be Special Permit granted by the Mansfield Planning Board, within the Planned Business District on property directly abutting limited access highways, known and numbered as either Interstate 95 or Interstate 495; and to add a definition of “Billboard” to Chapter 230-4.7, Signs and 230-1.5, Definitions.

Complete descriptions of the proposed amendments are available on the Town of Mansfield’s website, www.mansfieldma.com. This legal advertisement is also available at www.masspublicnotices.org.

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MANSFIELD PLANNING BOARD

Joseph Cerretani, Clerk

[Mansfield] *Journal News Independent*
April 9, 2021
April 16, 2021

**THE “Rezoning Walnut/Chauncy R2 to B4” ARTICLE
HAS BEEN WITHDRAWN BY THE PETITIONER**

**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 virtual public hearing on Wednesday, April 28, 2021 at 7:45 p.m. on the petition of Nicholas Riccio regarding the following Zoning By Law amendment to be considered at the 2021 Annual Town Meeting. The amendment is as follows:

To amend the zoning map to rezone the following parcels at Route 140/Chauncy Street/Walnut Street: Assessor’s Map 20, Lots 147, 148, 197, 198, 150, 152, parts of 151 from their present classification of Residential 2 (R2) to Business 4 (B4).

Complete descriptions of the proposed amendments are available on the Town of Mansfield’s website, www.mansfieldma.com. This legal advertisement is also available at www.masspublicnotices.org.

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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 virtual public hearing on April 28, 2021 at 8:00 p.m. on the petition of Jeffrey R. Vigeant regarding the following Zoning By-Law amendment to be considered at the 2021 Annual Town Meeting. The amendments are as follows:

To amend the Town's Zoning By-Law, Chapter 230, Schedule 4.2B, Density and Dimensional Regulations, Business and Industrial Districts, to change the maximum Floor Area Ratio in the Business 4 (B4) Zone from .80 to 1.50; and to add a new Note 6 to allow a 20-foot rear setback when the rear property line abuts a Business or Industrial Zone line or a Business or Industrial use.

Complete descriptions of the proposed amendments are available on the Town of Mansfield's website, www.mansfieldma.com. This legal advertisement is also available at www.masspublicnotices.org.

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