



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 06/08/2020 @
3:45 PM

TOWN CLERK

BOARD OR COMMITTEE: Planning Board **REVISED**

PLACE OF MEETING: Virtual Meeting

DATE & TIME: Wednesday, June 10, 2020 at 7:00 PM

AUTHORIZED SIGNATURE: Jennifer Davis **DATE POSTED:** June 8, 2020

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, 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/6849341022022982924>

Webinar ID

498-289-203

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

Listen Via Phone

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Access Code: 525-875-754

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CANCELLATION DATE & TIME: _____

AUTHORIZED SIGNATURE: _____

**Planning Board
VIRTUAL MEETING
Agenda REVISED
Wednesday, June 10, 2020
7:00 p.m.**

- Agenda Topics -

7:00 p.m. – Planning Board

- 1. Call to Order**
- 2. Correspondence**
- 3. Discussion of Possible Withdrawal of Zoning Articles from 2020 Annual Town Meeting**
- 4. 7:15 p.m. - Public Hearing – Planning Board Zoning Articles for Annual Town Meeting – Small Cell (5G) Wireless; Retail Definition; Multiple Residence; North Main Street Overlay District, TOD**
- 5. Adjournment**

Next Regular Planning Board Meeting: June 24, 2020 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 public hearing on Wednesday, June 10, 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 3.6G, Wireless Towers, to add a new section (5), Small Wireless Facilities, to establish guidelines for permitting small wireless (5G) facilities; and

*To amend the Zoning By-Law Section 230-3.5, Classification of business uses, A., Retail store, to exclude resident-only service uses and tenant rental storage space; and

*To amend the Zoning By-Law Section 230-3.3, Classification of Residential Uses, D., Multiple residence, to require a special permit for the developments of 20 or more residential units;
and to add a footnote referencing that requirement to: Section 230 Attachment 1:1, Schedule of Principal Use Regulations; to Attachment 1:3, Schedule of Principal Use Regulations;
and to Section 230 Schedule 4.2B, Density and Dimensional Regulations, Business and Industrial Districts, Footnote 2; and

*To amend the Zoning By-Law Section 230-5.10K, North Main Street Business Overlay District, to amend the density incentives in (6)[2], (6)[2](d) and (7)(a); and to delete (7)(d), which currently allows a developer to count on-street parking spaces toward parking requirements; and to amend (7)(d) to add a definition of first floor business and professional uses; and

*To amend various portions of the Zoning By-Law Section 5.12, Mansfield Station Revitalization Overlay District, including parking, density and dimensional regulations, zoning incentives and density Bonuses.

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. This legal advertisement is also available at masspublicnotices.org.

Mansfield Planning Board
Richard LeBlanc, Clerk

[Mansfield] Journal-News Independent
May 22, 2020
May 29, 2020