

Zoning Board of Appeals Minutes
March 23, 2021

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MANSFIELD
MASSACHUSETTS

MEETING HELD VIRTUALLY USING GOTOWEBINAR PLATFORM

Present: Elisabeth Garber-Miller, Chair; Darlene Pruitt, Clerk; Philip Shannon, Eric Correia, Matthew Cummings; Associate Member Matthew List
Attendees: Attorney Edward Valanzola, John Conley, Bradley McKenzie, Charles O'Brien, Bradford Ross

The chair read the following notice:

Whereas both the Federal Centers for Disease Control and Prevention and the Massachusetts Department of Public Health have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19, Governor Baker has issued an order suspending certain provisions of the Open Meeting Law, Massachusetts General Law c. 30A, §20.

In order to satisfy the Open Meeting Law requirements, today's Town of Mansfield Planning Board meeting will available for to public via GoToWebinar and Mansfield Cable. The instructions for joining via GoToWebinar are in the Meeting Notice on the Town's Website at www.mansfieldma.com and then clicking on today's date on the calendar.

1. Zoning Board of Appeals Meeting called to order at 7:30 p.m.

Ms. Garber-Miller appointed Mr. List as voting member for the public hearing.

2. Variance Public Hearing – 575 West Street/20 Cabot Boulevard – Lot Width – CBE Cabot West, LLC

The chair read the public hearing notice on the application of CBE Cabot West, LLC for a Variance from Zoning By-Law Section 230-1.5, Lot Width, for “Lot A,” to be created through a future ANR Plan, with 181.18 feet of lot width where 200 feet is required at 575 West Street/20 Cabot Boulevard (Assessor’s Map 44 Parcel 210 & 218) in the Planned Business District (PBD) zone.

The following documents were introduced at the public hearing:

- Copy of public hearing notice, which ran in the [Mansfield] *Journal-News Independent* on March 5, 2021 and March 12, 2021;
- Application for Variance, filed with the Town Clerk’s Office on February 18, 2021;
- “Variance Plan [2 sheets] 575 West Street & 20 Cabot Boulevard Mansfield, Massachusetts” dated February 9, 2021, prepared by McKenzie Engineering Group.

Attorney Edward Valanzola introduced John Conley from CBE New England and Bradley McKenzie from McKenzie Engineering Group.

Mr. McKenzie presented the two plans highlighting the areas to show the size of the parcels and the ingress and egress plans for the development.

Attorney Valanzola mentioned they had a productive virtual meeting with Town Manager Kevin Dumas and consensus was this is a very positive proposal and would create jobs for the Town of

Mansfield. The site is in the business park and would not affect any residential properties. Mr. Valanzola went on to say the hardship is the oddly-shaped lot, which lacks sufficient width to comply with the lot width requirement. The setbacks all conform.

Board Comment

Ms. Garber-Miller asked about ingress and egress for Lots B and C (shown in blue and orange on the plan). Mr. McKenzie explained all the access points to the property. Mr. Conley said most access will be off of Cabot Boulevard, and there will be easements. Mr. Conley went on to say the majority of Lot A (shown in green) has been a parking field for many years. He said pre-Covid, it was 85% occupied but is far more parking than what is needed today.

Mr. Conley said there is demand for manufacturing space. He said there will be an attractive façade on the front side of 575 West Street and the back will be the loading area. Attorney Valanzola said he spoke with Mr. Burke about the need for reciprocal easements and said they will comply with all setback requirements.

Mr. Cummings said because this is not a residential neighborhood, he has no issue with the plan.

Ms. Miller-Garber said she is comfortable with the proposal because there is already access.

Mr. Shannon said as long as no additional curb cuts are added on West Street, he is okay with the plan.

Public Comment

The chair read the following statement:

It is important to us that you have a platform for your questions and comments during this meeting, therefore to ask questions or make a public comment during tonight's virtual meeting you must have registered and joined the meeting via GoToWebinar where you now have the ability to submit your question or comments through the questions option in your control panel, or you can use the raise your hand option to be allowed to speak.

*For those who have joined the meeting via telephone who would like to ask a question or make a comment, you are now welcome to unmute your phone. We ask that you only have your phone unmuted while you are asking your question. Please mute when you are no longer live. You can unmute your phone by pushing *6. Please then state your name and address, and when acknowledge by the Chairperson you can then state your question or comment. When you are done with your comment please mute your phone again by pushing *6.*

As with any public hearing we ask you to be respectful of the Board members and the other residents who are making their comments by patiently and quietly waiting your turn. Thank you.

There was no public comment

Ms. Garber-Miller closed the public hearing.

Motion: To grant a variance on the application of CBE Cabot West, LLC for a Variance from Zoning By-Law Section 230-1.5, Lot Width, for "Lot A," to be created through a future ANR Plan with 181.18 feet of lot width where 200 feet is required at 575 West Street/20 Cabot Boulevard

(Assessor's Map 44 Parcel 210 & 218) in the Planned Business District (PBD) zone in accordance with the "Variance Plan [2 sheets] 575 West Street & 20 Cabot Boulevard Mansfield, Massachusetts" dated February 9, 2021, prepared by McKenzie Engineering Group.

(Cummings/Pruitt)

Shannon – In favor

Cummings – In favor

Pruitt – In favor

Garber-Miller – In favor

List – In favor

Five (5) in favor. Zero (0) opposed. Zero (0) abstentions. PASSES

3. Correspondence and Minutes

1. January 19, 2021 minutes

Motion: To approve the January 21, 2021 minutes as submitted (Shannon-Pruitt)

Shannon – In favor

Correia – In favor

Cummings – In favor

List – In favor

Pruitt – In favor

Garber- Miller- In favor

Six (6) in favor. Zero (0) opposed. Zero (0) abstentions. PASSES

4. Adjournment

Motion: To adjourn at 8:30 p.m. (Shannon-Pruitt)

Shannon – In favor

Correia – In favor

Pruitt – In favor

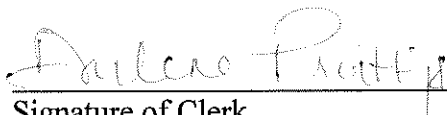
List – In favor

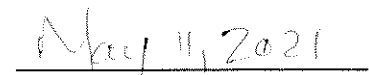
Garber-Miller – In favor

Cummings – In favor

Six (6) in favor. Zero (0) opposed. Zero (0) abstentions. PASSES

Next Zoning Board of Appeals Meeting: April 20, 2021 at 7:30 p.m.


Signature of Clerk


Date of Approval