

Planning Board Minutes

June 9, 2021

MEETING HELD VIRTUALLY USING GOTOWEBINAR PLATFORM

Present: Beth Ashman-Collins, Chair; Joseph Cerretani, Clerk; Sharon Friedman, Michael McClanahan; Adrian LeCesne and Diana Bren, Alternates
Shaun P. Burke, Director of Planning and Development; Jennifer Davis, Administrative Secretary

The chair read the following statement:

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.

RECEIVED
TOWN CLERK'S OFFICE
2021 JUN 15 AM 11:18
MANSFIELD
MASSACHUSETTS

1. Planning Board Meeting called to order at 6:45 p.m.

2. Correspondence

1. May 12, 2021 minutes
Motion: To approve the May 12, 2021 minutes as submitted (Friedman-Bren)
Cerretani – In favor
LeCesne –In favor
Bren – In favor
Friedman – In favor
Ashman-Collins – In favor
Five (5) in favor. Zero (0) opposed. Zero (0) abstained. PASSES

2. May 24, 2021 minutes
Motion: To approve the May 24, 2021 minutes as submitted (Bren-Friedman)
Cerretani – In favor
Friedman – In favor
LeCesne –In favor
Bren – In favor
Ashman-Collins–In favor
Five (5) in favor. Zero (0) opposed. Two (2) abstained. PASSES

3. May 26, 2021 email from Tom Walsh – Final Release of Surety Following Town Meeting Acceptance of Lorraine Way and Julia Lane – Willowdale Estates Phase II
Motion: To release the remaining surety held on Willowdale Estates Phase II (Lorraine Way and Julia Lane) (Cerretani-LeCesne)
Cerretani – In favor
Friedman – In favor
LeCesne –In favor

Bren – In favor
Ashman-Collins – In favor

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

3. Form A (ANR) Plans

None

4. Around the Table

Mr. Cerretani said the footings for the traffic signal mast arms at Reservoir Street/South Main Street have not been installed yet. Mr. Crugnale said the guard rail has been relocated, the conduit across Route 140 has been installed and the footings are scheduled to be poured on Tuesday, June 15.

Ms. Ashman-Collins said Mr. Schoonveld will be the Select Board's liaison to the Planning Board.

Ms. Bren said she watched the Northeastern students' presentation and thought it was well done. Mr. Cerretani said Dr. Dulaski's students always have good ideas.

Ms. Friedman said a representative from the Mass Cultural Council will be coming to Mansfield to talk about the cultural district idea.

Mr. Burke said he had a remote meeting with the manager of Mansfield Crossing, who said WS Development is still working with MassDOT on tree trimming next to Route 495 for their pylon sign. He said the deal with Apple Cinemas has lapsed, but Apple still has an interest in developing the site and WS still wants to work with them. Mr. Burke said that special permit is still valid. Mansfield Crossing is interested in doing vendor carts along the pedestrian areas around the pond during the summer. Ms. Bren said that is a great idea; Mr. LeCesne agreed.

Ms. Ashman-Collins told the board Mr. LeBlanc has resigned said the board will miss his contributions.

[Ms. Friedman left the meeting at 7:15 p.m.]

4. Special Permit Public Hearing continued – 50 Reservoir Street – Coffee Shop-Drive-Through – Mansfield Landing, LLC

[Mr. McClanahan arrived at 7:15 p.m.]

Owner Marco Crugnale and Bob Rego, RiverHawk Environmental, were present. Mr. Rego presented revised plans dated June 3, 2021 and a June 3, 2021 letter addressing the department head comments on the original plans.

Mr. Rego explained Vanasse has determined a 15-car queue length will be more than sufficient to serve the intended use. He said a coffee shop with drive-through usually has a 10-car queue length. Mr. Rego explained Vanasse looked at traffic circulation; proposing angled parking to promote the one-way traffic pattern and allow cars in the drive-through lane to exit with no

turning conflicts. There are stop signs to allow people to cross at the crosswalk, another existing the drive-through lane and one at Reservoir Street.

Board Comment

Mr. Rego said Mr. Alves's June 8, 2021 memo expressed concerns about the proposed angled parking, specifically drivers backing into those spots, then pulling out and going the wrong way. Mr. Cerretani said angled parking is good if it is truly a one-way traffic pattern, otherwise it can create more confusion. Ms. Ashman-Collins suggested painting a one-way arrow on the pavement. Mr. Rego said they can do that, and can add signage, including a "Do Not Enter" sign.

Ms. Ashman-Collins asked about the risk of traffic backing onto Reservoir Street. Mr. Rego said there is virtually no chance of the site backing onto Reservoir Street because of the queue length. He said they can post "No Queuing" signs to help that situation.

Mr. Cerretani said one of the abutters had asked about the coffee shop's menu. Mr. Crugnale said he is still negotiating the lease, but he expects it will be the full menu. Mr. Cerretani suggested limiting the menu items if queuing becomes a problem.

Mr. Cerretani said Mr. Crugnale should consider the future use of the rest of that building and how the drive-through traffic flow might impact that business. Mr. Crugnale said he would rather have 90-degree parking with signage to manage traffic flow than angled parking.

Mr. LeCesne said his primary concern had been traffic coming out of the coffee shop drive-through crossing incoming traffic and causing a safety hazard. He asked if the traffic study addresses that issue. Mr. Rego said Vanasse looked at the exit from the coffee shop drive-through and the intersection geometry and felt it is a safe exit. He said cars will be metered by the drive-through and the stop signs.

Mr. Cerretani asked about a revised Vanasse traffic study. Mr. Rego said Vanasse looked at the traffic circulation and geometry of the site, and suggested the angled parking.

Ms. Ashman-Collins said she thinks the one-way and angled parking would help traffic to flow better and keep cars moving away from the entrance.

Department Head Comment

Mr. Burke said he likes the angled parking and one-way traffic flow, and said "Do Not Enter" signage in the small parking lot next to the coffee shop would help traffic flow.

The clerk read memos from the Engineering and Conservation Departments

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 acknowledged 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.

The clerk read a June 4, 2021 letter from Roberta Reingold, Village at the Pointe

Edward Burke asked if the right-turn lane on Reservoir Street could be extended from Route 140 to the parking lot. Ms. Ashman-Collins said the traffic engineer has said the queue will not extend onto Reservoir Street. Mr. Crugnale said he understands the concern, but said it is too late to make changes to Reservoir Street because there is already an approved MaDOT plan. He said he does not believe traffic will back onto Reservoir Street and said this development has improved sight lines and will improve the situation.

Bob Mendes, 15 Reservoir Street, said there have been no traffic studies or counters done on Reservoir Street and no one knows how many cars go through there during critical times. He said traffic studies from other coffee shops are irrelevant. Ms. Ashman-Collins said those studies were done on queuing lengths, not roadway traffic.

Mr. Rego said the traffic study that was done for the original development resulted in the roadway improvements and the traffic light that will be installed. He said Vanasse used that traffic study to evaluate whether the proposed coffee shop use would have an impact on traffic; the finding was that it would not.

Mr. Mendes asked when that traffic study was done; Mr. Rego said it was done prior to the approval of the special permit in 2018. He explained traffic studies include both existing traffic and predicted growth. Mr. Mendes asked if that is meaningful; Mr. Rego said it is. Ms. Ashman-Collins said it would not be normal to ask an applicant to redo a study for a project of this size.

Ms. Ashman-Collins asked if the board would be comfortable directing Mr. Burke to prepare a draft decision for the board to review. Consensus was to do that.

Mr. LeCesne suggested a condition about the angled parking and one-way traffic flow would help. He said he is still concerned about the arrangement of stop signs and suggested the board could revisit the issue if there are accidents or substantial complaints from neighbors.

Mr. Cerretani said the sight lines aren't bad coming out of the site, so unless the vegetation gets too tall, visibility should not be impacted. Mr. Crugnale said the center median is planted, but the plantings will not extend beyond the median.

Mr. LeCesne said he is concerned drivers exiting the site may not pay close attention to traffic coming down Reservoir Street.

Mr. McClanahan said he believes the traffic study was done appropriately and because of the 15-car queue length, he does not think the coffee shop will cause a backup.

Mr. Cerretani asked how many cars the right-turn lane off Reservoir Street onto Route 140 would hold. Mr. Rego said there is room for at least five cars in that queue lane, which he said was designed based on the traffic study.

Motion: To continue the public hearing to June 23, 2021 at 7:15 p.m.
(McClanahan- Cerretani)

Cerretani – In favor

McClanahan – In favor

LeCesne –In favor

Bren – In favor

Ashman-Collins – In favor Five (5) in favor. Zero (0) opposed. Zero (0) abstained. PASSES

5. Discussion with Jill Keyes re: Educational Uses in Residential Zones

Ms. Keyes said she spoke with the Attorney General's Office and presented a by-law from the Town of Canton.

Ms. Ashman-Collins said concerns about school size seem to be limited to low-density, single family areas of town, and she said she would not want a by-law limiting the size of schools to extend to all zones in town. She said typically, limits on buildings are based on the size of the lot or capacity of the street.

Mr. McClanahan said by-laws approved in other towns wouldn't necessarily fit in Mansfield. Ms. Keyes said she has by-laws from several other towns as examples of ways it could be done. Ms. Bren said the point of this meeting is to start a discussion between the board and residents.

Ms. Keyes said judges have ruled it is valid to limit the size of structures for child care services based on the zone, and she said it would be reasonable to limit the size of a school at the end of a cul-de-sac roadway. She said the Canton by-law limits the size to 3,000 square feet, including impervious surface like parking lots and playgrounds. Ms. Ashman-Collins said the primary safety issue would be the number of cars driving down the road rather than issues like impervious surface.

Mr. Cerretani asked Ms. Keyes to send the by-laws she has reviewed so the board could review and digest them. Ms. Bren said that information would help the board understand the issues; Ms. Ashman-Collins said it would also help the board craft questions for town counsel.

Ms. Keyes said educational facilities and child care facilities are different uses and suggested defining the uses in the by-law.

Ms. Ashman-Collins said she was concerned that overly restrictive zoning increases the cost of development, and therefore the costs for all the residents. Ms. Keyes said safety should be the primary consideration.

Ms. Bren suggested sending the information to the board for its review and with enough time to send it to town counsel for discussion prior to the next Town Meeting.

Mr. McClanahan asked Mr. Burke if this would be legal. Mr. Burke said any by-law as an outcome of these discussions would be tested by the Attorney General's Office and may be tested in court later. However, he said this is the way towns arrive at new by-laws, by getting people involved, asking town counsel's opinion and going to Town Meeting. Mr. McClanahan said he is concerned about problems with the Dover Amendment.

6. Around the Table

Steve Schoonveld, Select Board liaison to the Planning Board, encouraged the board members to work with Ms. Keyes and other residents on the previous issue.

Mr. Schoonveld said his role as liaison is to help the board succeed and get things done, like the Master Plan. He said the Town would like the Planning Board's help on the reuse of the former Police Station on West Street. Mr. McClanahan said it should be reused as the Council on Aging.

7. Adjournment

Motion: To adjourn at 8:45 p.m. (McClanahan-Cerretani)

Cerretani – In favor

McClanahan – In favor

LeCesne – In favor

Bren – In favor

Ashman-Collins – In favor

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

Date of Next Planning Board Meeting: June 23, 2021 at 7:00 p.m.



Signature of Clerk

7/14/2021

Date of Approval