

**Open Space Preservation Committee**  
**Tuesday, July 19, 2016**  
**DRAFT Minutes**  
**Mansfield Town Hall, Council Chamber**  
**7:00p.m.**

**1. Call to order**

The meeting was called to order at 7:10 pm.

**2. Attendance**

Members present: Jim Morrow (chair), Ken Feathers, Quentin Kessel, Vicky Wetherell, Michael Soares.

Others present: Alison Hilding (Southwood Rd, Mansfield; spokesperson for Mansfield Environmental Trust, LLC)

**3. Review of Minutes**

Minutes of the June 2016 meeting were approved.

**4. Opportunity for Public Comment**

Alison Hilding came to express her support and encouragement for the OSPC to consider a privately-owned parcel for preservation by the town. The property is in the Eagleville Brook watershed and abuts the Brook for approximately 1000 feet. In her opinion, open space is lacking in the NW portion of town. Additionally, the Brook has a history of impairment, and so conservation efforts in the Brook's watershed should be a high priority (email correspondence with DEEP staff on this subject was shared with OSPC members and Jennifer Kaufman). The town's criteria for open space acquisition, updated in the new Plan of Conservation & Development, and the process that begins an evaluation for acquisition were also discussed.

**5. Old Business**

Permanently Protect Open Space – At the August meeting, a draft version of an agenda item summary will be reviewed and discussed. Once finalized, this summary will be given to the Town Council and Town Manager.

**6. New Business**

Draft Approach to Multi-Family Zoning – OSPC members received draft zoning regulations (in packet) and "Proposed Process for Rewrite of Mansfield Zoning and Subdivision Regulations" (handout). The latter describes the process by which changes to regulations will be proposed and made; in general, due to the scope of potential revisions it is suggested that initial discussions will focus on topics rather than reviewing draft text of specific regulations.

Of note in the draft regulations in the packet are the Challenges/Issues on pages 2-3, the last of which recognizes that "While regulations require a certain amount of open space per unit, there is no guidance provided as to the types of open space or how open space should be integrated into the design."

Different parts of the draft mention neighborhoods, both existing ones and those created by new developments. This led to a discussion about larger developments' influence on neighborhoods (both types) and the design and planning processes prior to construction. All members in attendance agreed that the some sort of neighborhood visioning strategy is needed. This could apply to all of Mansfield but would be especially important for those areas identified in the Future Land Use Map as Compact/Residential. The objectives of such a strategy would be to establish

a specific guiding vision for a neighborhood or group of neighborhoods; examples are Meadowbrook Lane and Hunting Lodge Rd.

**7. Executive Session**

The committee voted to go into Executive Session at 8:26 and to come out of Executive Session at 9:25. Recommendations made at this time will be forwarded to the Town Manager.

**8. Communications**

Minutes

- Conservation Commission
- PZC
- IWA

**9. Adjournment**

The meeting was adjourned at 9:27.