

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, January 4, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
Alternates present: P. Aho, K. Holt
Staff present: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:36 p.m.

Approval of Minutes:

- a. December 7, 2015 Regular Meeting: Chandy MOVED, Ryan seconded, to approve the 12-7-15 minutes as presented. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Members discussed what information they would like to see in future Zoning Agent reports. In addition to the information currently provided, members requested information on enforcement activities, including activities of the housing inspectors deputized to enforce occupancy restrictions.

Old Business:

a. The Villages at Freedom Green – Phase IVC, Beaudoin Brothers, LLC. PZC File #636

Ward MOVED, Chandy seconded to authorize the release of \$60,500 of the funds currently held in escrow to Beaudoin Brothers, LLC. Additionally, the Chair is authorized to release the remaining escrow funds once the landscaping has been stabilized, all construction materials have been removed from the site and all deficiencies related to the Construction Agreement have been addressed to the satisfaction of the Assistant Town Engineer and Zoning Agent. MOTION PASSED with all in favor except Rawn who was opposed.

b. Draft Zoning Regulations

Painter summarized the draft regulations included in the packet and the approach proposed to complete revisions and approval. After discussion, members agreed by consensus to refer the following draft amendments to Town advisory committees and commissions: water pipeline overlay; stormwater; live music; architectural and design guidelines; and sustainability requirements for comment prior to the first meeting in March.

Members also discussed proposed revisions to the brewpubs/breweries regulations and suggested that the entire alcoholic liquor section be revised for consistency. Suggestions included deferring to state separation distance requirements and making alcoholic beverage sales an accessory use. Staff will research state requirements and provide an update at the next meeting.

Goodwin requested that draft regulations be forwarded to the Commission as an original word document so members could easily make revisions, in addition to placing hard copies in the binders and that the Commission be given greater lead time to review draft regulations before they are placed on an agenda for discussion.

New Business:

a. Colonial Town House Apartments

Chandy, Hall seconded, to approve the stormwater and landscape management plans for the Colonial Townhouse project. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

Chairman's Report. Goodwin questioned whether minutes are required for field trips; staff will research with the Town Clerk.

Regional Planning Commission. Westa noted that the RPC will be meeting this month.

Director's Report. Painter reviewed her report and noted that there is an upcoming Freedom of Information Act workshop to which Commission members are invited.

Communications and Bills:

Noted.

Adjournment:

The Chair declared the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Vera S. Ward, Secretary