

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, September 29, 2010
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt (arrived at 1:22 p.m.)
Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 1:15 p.m.

II. Minutes

9-15-10- Favretti MOVED, Holt seconded, that the 9-15-10 minutes be approved as distributed. MOTION PASSED UNANIMOUSLY. (This action was taken after Holt arrived)

III. Consideration of potential revisions to the Subdivision Zoning Regulations/Zoning Map:

Padick discussed with Committee members various revisions to the 9/16/10 draft subdivision regulations that were reviewed and tentatively agreed to at the last meeting. Favretti suggested a re-wording of item 3 Section 5.2 (opening sentences and Section a). After discussion, these suggested revisions were agreed upon. A few minor wording changes to the 9/16/10 draft also were incorporated. After discussing potential public hearing schedules, Favretti MOVED, Holt seconded, that the draft subdivision regulation revisions be referred to the Town Attorney. MOTION PASSED UNANIMOUSLY.

The remainder of the meeting was spent reviewing 9/29/10 draft revisions to Articles V and VIII of the Zoning Regulations. The revisions were drafted to incorporate more specific reference to Article X, Section R (Architectural and Design Standards); more specific site plan and special permit application provisions regarding refuse areas, sidewalks, bikeways, paths and trails, historic features, lighting and recreational improvements; more specific site plan and special permit approval standards for sidewalks, bikeways, trails and other improvements designed to encourage pedestrian and bicycle use and lighting. Other draft revisions addressed notification requirements contained in the State Statutes and setback provisions for various recreational improvements. Members agreed to further review these draft revisions.

Padick noted that the zoning for an area in southern Mansfield has been incorrectly depicted on the Zoning Map since 1996. Based on the Town Attorney's advice, it was agreed to add this area to those where a change to the Zoning map will be proposed.

IV. Future Meetings

It was confirmed that the next meeting would be Wednesday, October 13th at 1:15 pm in Conference Room B.

V. Adjournment

The meeting was adjourned at 2:42 p.m.

Respectfully submitted,

Katherine Holt, Secretary