



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Monday, December 8, 2014 | 2:00 pm

Council Chambers
Audrey P. Beck Municipal Building
4 South Eagleville Road

I. **Call to Order**

Painter called the meeting to order at 2:00 p.m. The following members of the PZC's Regulatory Review Committee were present: Aho, Rawn, Holt, and Ward. The following community representatives were present: Padick, Pelletier, and Booth. Hilding arrived at 2:10 p.m.

II. **Mansfield Tomorrow Plan of Conservation and Development Update**

After welcoming the group and member introductions, Painter provided an update on the POCD and noted that the community representatives on the Focus Group had received binders with a copy of the current regulations as well as excerpts from the October 2014 draft of the POCD that identified proposed changes to zoning and subdivision regulations. It is anticipated that public hearings on the draft plan will be held in February-March 2015. While the consultant and focus group will be working on regulation revisions prior to the adoption of the plan, changes based on plan recommendations will not be presented for public hearing until after the POCD is adopted to ensure that the updated zoning regulations reflect the final POCD.

III. **Discussion of Goals and Objectives of Zoning and Subdivision Regulations**

Painter introduced Vince McDermott and Tim Baird from Milone and MacBroom, the Town's consultant for the regulation revisions. McDermott noted that based on their initial review of the current regulations and the draft POCD recommendations, changes to zoning and subdivision regulations would fall into different categories:

- Organizational/Structural – Changes to how regulations are organized and information is depicted, including the potential for including illustrations to assist the reader in understanding the regulations.
- Technical – These would include changes to specific standards (for example, parking requirements) as well as changes to bring regulations into conformance with state law based on recent court decisions, including the limited ability of the Commission to grant waivers under state statute.
- Policy – These changes would include determining which of the recommendations contained in the draft POCD the group wants to proceed with as part of this project and which should be deferred to a later date. For example, creation of incentive housing zones could be postponed as there is state funding available to assist communities in developing these zones. Additionally, policy changes include items such as changing the review process for various uses; for example, increasing use of site plan review and decreasing the number of uses that need special permit approval.

Hilding noted that a one-size-fits-all approach will not work and the need to coordinate changes with other planning happening at the state and regional levels such as the creation of a state water plan.

Padick noted that previously the Commission had grouped changes rather than doing a replacement of the entire set of regulations to make sure that challenges to a set of regulations addressing one topic did not address the validity of regulations as a whole. Painter will discuss approaches with the Town Attorney.

IV. Public Comment

There was no public comment

V. Next steps and adjourn

- Hilding requested that staff meet with the community representatives to the focus group to provide a more detailed overview of the draft POCD.
- Members discussed good days and times for meetings; 2:00 p.m. on Mondays worked for most members. Booth noted that she had conflicts on some Mondays, but the third Monday was available.
- Staff will work with McDermott and Baird to identify the frequency and timing of future meetings. McDermott noted that based on the schedule, they hope to have a draft set of regulations completed by May 2015.

The meeting was adjourned at 4:00 p.m.