



Mansfield Tomorrow

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ZONING FOCUS GROUP MEETING

Special Meeting

Monday, April 6, 2015 | 10:30 A.M.

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

DRAFT Minutes

- I. **Call to order-** The meeting was called to order at 10:35 a.m. The following members of the PZC's Regulatory Review Committee were present: Aho, Holt, Rawn and Ward. The following community representatives were present: Hilding and Pelletier. In addition, Painter, Kaufman (staff), and Vince McDermott (Milone and MacBroom) were present.
- II. **Minutes of February 23, 2015 meeting-** Members present reviewed the March 20, 2015 minutes. Rawn noted that the minutes should be corrected to reflect his attendance. With that correction, the minutes were approved by consensus.
- III. **Review of d Allowable Use Charts.** Painter distributed copies of draft use charts for residential and non-residential zones. Discussion focused on allowable uses in residential zones. Members had the following comments/suggested changes:
 - Community Residence/Childcare Residential Facility: Keep special permit requirement if a facility wants to locate within 1,000 feet of another facility.
 - Group Homes: Check statutory requirements.
 - Continuing Care Retirement Community and Hospital/Nursing Home; Res. Treatment Facility: Allow by special permit only in DMR and PVRA zones.
 - Farm Worker Housing: Painter noted that staff would be reviewing other communities and checking with the Agriculture Committee for input.
 - Mobile Processing Unit: Permit by Right in RAR-90 and PVRA zones.

- Government/Hazardous & Radioactive Materials: Staff to research and clarify what this is intended to address. Members noted that anything dealing with hazardous materials should require special permit approval.
 - Wireless Communications: Staff to verify extent of Town jurisdiction to determine whether this needs to remain in the regulations.
 - Bed and Breakfast/Inn: Allow through Special Permit in RAR-90 and PVRA zones.
 - Short Term Rentals: Permit by right in all residential zones.
- IV. **Public Comment** – No public comment received.
- V. **Next steps and adjourn**- Staff will schedule a meeting for the week of April 13th to review the allowable use charts for non-residential zones. The meeting adjourned at 12:30 pm.