



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Thursday, May 7, 2015 | 1:00 P.M.

Conference Room B
Audrey P. Beck Municipal Building
4 South Eagleville Road

Minutes

- I. **Call to order-** The meeting was called to order at 1:00 p.m. The following members of the PZC's Regulatory Review Committee were present: Rawn (departed at 2:30 pm), Aho (departed at 3:00 pm), and Ward (departed at 3:00 pm). The following community representatives were present: Booth, Hilding In addition, Painter, Hirsch (departed at 3:00 pm) and Kaufman, and Vince Mc Dermott (Milone and MacBroom) were present.
- II. **Minutes of April 14, 2015 meeting-** Members present reviewed the April 14, 2015 minutes and approved them by consensus.
- III. **Review of Draft Regulations.** Members continued to review the tables for allowable uses in non-residential zones. Members had the following comments/suggested changes with regard to the table.
 - Separate Auto Sales and Services into two separate use categories. Auto Service and Repair would be allowed by Special Permit in the PB1, PB3 and PB5 zones; some accessory auto sales could be permitted as part of auto repair service uses. Auto Sales as a principal use would either be prohibited town-wide or potentially allowed by special permit only in the PB1 zone; existing auto sales uses would become nonconforming.
 - Consider decreasing the threshold for approving retail/shopping center by site plan to 5,000 square feet.

- Allow B&B/Inn through site plan approval in the PB1, PB2, PB3, and PB4 zones and by special permit in the PB5. Difference between hotel/motel and B&B/Inn needs to be clarified.
- Remove Alcoholic Beverage sales as an allowable use from RD/LI
- Remove Government/Hazardous and Radioactive Material as an allowable use. Hazardous waste facilities as a principal use would be prohibited town-wide; temporary storage of materials generated on-site as part of an R&D or other use would be allowed as part of the principal use.
- PZC should considering adding a size threshold for Conference Centers/Banquet Facilities and Private Clubs in PB zones for when a special permit would be required.
- Remove parks/playgrounds as allowable use because most of these would be allowed by right and more intensive outdoor recreation facilities may be confused in this use.
- Warehousing/Distribution-break down into different categories based on product type and size. Design and impervious ratio standards are also needed.
- Painter also noted that the Commission discussed removing Boarding House/Fraternities/Sororities/Dormitories as allowable uses and using the definition of family to regulate instead.

IV. **Public Comment** – No public comment received.

V. **Next steps and adjourn-** Linda handed out section 7 and a separate section on signs, The group was asked to review this material thoroughly prior to the next meeting. The next meeting was scheduled for 5/18 at 1:00 p.m. The meeting adjourned at 3:20 pm.