

MINUTES

Members Present: P. Aho, K. Fratoni, K. Rawn, V. Ward, C. Wutsch

Members Absent: S. Accorsi, Z. Anglin, B. Chandy, J. DeVivo

Alternates Present: A. Marcellino, J. Walters, R. Zaciek

Alternates Absent:

Staff Present: J. Kaufman Director of Planning and Development
J. Woodmansee, Assistant Director of Planning and Development
S. Forand, Administrative Assistant Specialist

1. CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:05 p.m. Members present are Aho, Fratoni, Rawn, Ward, Wutsch and Alternates Marcellino, Walters, and Zaciek. All Alternates were seated for absent members.

2. CONSENT AGENDA

A. Rawn MOVED, Ward seconded, to approve the Consent Agenda as presented. Aho noted he listened to the recording.

Motion PASSED unanimously.

Motion passed by consent;

- Move to approve the February 2, 2026 PZC Meeting Minutes.

3. OLD BUSINESS

4. NEW BUSINESS

A. **Application of Shelby Colonese (Candace Colonese, owner) for a special permit for a seasonal wedding venue located at Tanglewood Farm, 720 Warrenville Road (Assessor's Parcel ID 19.73.74) (PZC File No. P1387)**

Ward MOVED, Rawn seconded, to receive the application of Shelby Colonese (Candace Colonese, owner) for a special permit for a seasonal wedding venue located at Tanglewood Farm, 720 Warrenville Road (Assessor's Parcel ID 19.73.74) (PZC File No P1387) and schedule the public hearing for Monday, March 16, 2026, at 6:00pm and refer said application to the Agriculture and Economic Development Committees for review and comment.

Motion PASSED unanimously.

Site walk scheduled for March 3, 2026 at 4:30 p.m.

B. Request for Interpretation--§ [190-23E](#) Alternative Means of Meeting Affordable and Workforce Housing Requirements

J. Kaufman provided a detailed overview of the request.

Commission members and staff discussed the following; current regulations do not provide for a fee-in-lieu, reduction or modification, Town attorney opinion, consultant status and, future request,

Ward MOVED, Rawn seconded, to interpret § 190-23E of the Mansfield Zoning Regulations as allowing alternative means of compliance only in the ways expressly described in the regulation, specifically through the conversion of existing market-rate units to income-restricted units, and not as allowing, after issuance of a certificate of zoning compliance, a payment in lieu of required on-site affordable and/or workforce housing units or a reduction, reconfiguration, or modification of the number, type, or income levels of such units.

In adopting this interpretation, the Commission is clarifying how § 190-23E is meant to be applied. This action does not change the zoning regulations, create a new policy, or decide the merits of any particular application.

Motion PASSED (7-1-0)

5. REPORTS FROM OFFICERS AND COMMITTEES

- A. Chairman's Report
- B. Regional Planning Commission
- C. Regulatory Review Committee
- D. Planning and Development Director's Report
Kaufman informed members of upcoming workshops and POCD status
- E. Other Committees
- F. Other

6. COMMUNICATIONS AND BILLS

- A. Citizen Communications
- B. Advisory Committee/Commission Communications
- C. Referrals

7. ADJOURNMENT

Aho adjourned the meeting at 6:30 p.m.

Respectfully submitted,



Sandy Forand
Administrative Assistant Specialist