

Commission Subcommittee on Development Project Review

SPECIAL MEETING

DRAFT MINUTES

Members present: Chair Steve Ferrigno, Lucy Aldrich, Dwight Codr, Brain Lynch, Nancy McKenney, Lane Watson

Ex-officio Members present: Brian Coleman

Staff present: Kathleen M. Paterson

1. CALL TO ORDER AND ROLL CALL

Chair Steve Ferrigno called the meeting to order at 5:32 PM.

2. OPPORTUNITY FOR PUBLIC COMMENT

There was no public comment.

3. DISCUSSION ITEMS AT MEETING

A. Proposed regulation amendments related to high density housing

Mr. Ferrigno said that this particular discussion was complicated, and was eager to hear more from the members of the Economic Development Commission subcommittee on Development Project Review about what, if any, public comment the EDC might submit on the draft regulations.

Brian Coleman discussed the current moratorium on high-density development. Members shared thoughts on the development review process outlined in the draft regulations as well as the effects that the regulations may have to incentivize the development of different types of multi-family properties. The group also discussed the clarity of the draft regulations and the need to ensure understanding among residents, potential developers, and property owners.

After reviewing the targeted areas preferred for development according to the Town of Mansfield's goals and the availability of land parcels, the commissioners discussed the feedback from the community which had been a driving influence in the development of the draft regulations. They also discussed the demand and market conditions for both rental properties and owner-occupied homes in town.

Brian Lynch raised questions related to the sustainability of the current rental market and the group shared thoughts about updating housing stock to meet demands for quantity and quality of housing. The commissioners also discussed potential effects on availability of affordable housing and the

environment including Mansfield's wetlands. The commissioners discussed the idea of researching how other comparable towns handle their zoning regulations regarding all the many factors which influence multi-family housing development.

Mr. Ferrigno summarized the highlights of the discussion which could be drafted into a public comment if the EDC decided to submit one.

4. FUTURE MEETINGS

- A. Next Regular Meeting is scheduled for July 18, 2024.

5. ADJOURNMENT

Dwight Codr MOVED to adjourn the meeting. Lucy Aldrich SECONDED. The motion PASSED unanimously and the meeting was adjourned at 6:26 PM.

Minutes respectfully submitted by
Rosemary Watson
Administrative Assistant
Mansfield Downtown Partnership