

## MINUTES

**Members Present:** P. Aho, V. Ward, K. Rawn

**Members Absent:** L. Cooley, R. Hall

**Staff Present:** L. Painter, J. Woodmansee

### CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 9:10 a.m. Due to the COVID-19 crisis, this meeting was held as a web-based virtual meeting to slow the spread of the virus.

### MINUTES

Rawn MOVED, Ward seconded approval of the April 27, 2020 minutes as presented. Motion PASSED unanimously.

### PUBLIC COMMENT

- Marty Hirschorn noted that he is a member of the Economic Development Commission but was addressing the Committee as an individual. Mr. Hirschorn addressed the proposed multi-family housing regulations and expressed concern that proposed standards S12-S22 would have a chilling effect on the development of new multi-family housing, overall housing affordability and revitalization of the Four Corners area.
- Beverly Sims noted that she is a member of the Town/University Relations Committee but was addressing the Committee as an individual. Ms. Sims addressed the proposed multi-family housing regulations and expressed concern regarding the financial health of Mansfield given recent large projects and the need for substantial development to offset the cost to individual taxpayers. Ms. Sims also noted that while many would prefer to have senior and family oriented housing, the market in Mansfield is for student-oriented housing. She also expressed concern that the proposed regulations would add significant cost to multi-family development and suggested that the Committee find more creative ways to address concerns.
- Todd Friedland addressed the Committee and expressed concern that the proposed regulations would discourage development in Mansfield and noted that there are no storage requirements for builders of single-family homes.
- Jane Moskowitz and David Fresk were present, but indicated they had no comments to offer.
- The following representatives for Haven Campus Communities and Dwell Design Studio were allowed to present their suggested edits to the draft multi-family housing regulations during the Committee discussion period: Jay Williams, Chase Powell, and Steve Moriak.

## **REVISIONS TO ZONING AND SUBDIVISION REGULATIONS**

### **Proposed Multi-Family Residential Regulations**

Steve Moriak of Dwell Design Studio took the lead in presenting Haven Campus Communities/Dwell Design Studios proposed edits to the draft regulations. Members asked questions during the presentation to further understand the background of the proposed edits.

At the conclusion of the presentation and discussion, members asked staff to prepare a revised draft of the regulations for discussion at the next meeting on May 15, 2020.

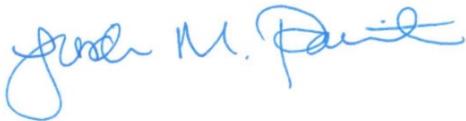
### **FUTURE MEETINGS**

Staff noted that due to current virtual meeting limitations, the Committee's regular meeting time of 5:30 p.m. on the second and fourth Thursday evenings for June through September would not be possible. Members present identified that an afternoon meeting Monday-Thursday would be possible. Staff will check with absent members and draft a revised schedule for adoption at the next meeting.

### **ADJOURNMENT**

The meeting adjourned at approximately 10:28 a.m.

Respectfully Submitted:



Linda M. Painter, AICP  
Director of Planning and Development