

DRAFT MINUTES

Members Present: S. Ferrigno, L. Watson
Members Absent: A. McPherson
Staff Present: L. Painter, C. van Zelm, M. Ollennu

CALL TO ORDER AND ROLL CALL

Meeting was called to order at 5:38 p.m.

OPPORTUNITY FOR PUBLIC COMMENT

No comments received.

APPROVAL OF MINUTES

Watson MOVED, Ferrigno seconded approval of the May 21, 2020 meeting minutes with the correction that Watson was present at the meeting. Motion PASSED unanimously.

DISCUSSION ITEMS

PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations. (P907-49)

Painter provided an overview of the proposed regulations and noted that the public hearing is scheduled for September 8, 2020. Ferrigno expressed concern that the level of detail in the proposed regulations could discourage developers from pursuing projects in Mansfield as well as impact the overall cost and viability of projects. Painter noted that the PZC Regulatory Review Committee took extensive feedback from the public and development community as it was developing the regulations. Painter also noted that the regulations include standards as well as guidelines that are intended to provide developers with clearer direction on expectations as part of the special permit process.

FUTURE MEETINGS

The next regular meeting of the subcommittee is scheduled for November 19, 2020.

ADJOURNMENT

The meeting adjourned at 5:56 p.m.

Respectfully Submitted:



Linda M. Painter, AICP
Director of Planning and Development