



Town of Mansfield

6 Park Row, Mansfield, Massachusetts 02048

Town Clerk

Marianne E. Staples, CMMC

To Whom It May Concern:

This is to certify that the following is a vote taken at the May 22, 2024 session of the April 9, 2024 Annual Town Meeting. Said meeting was held at Mansfield High School, 250 East Street, Mansfield, Massachusetts. There was a quorum present and voting.

Article 14: MSROD Phase II

To see if the Town will vote to amend Mansfield Station Revitalization Overlay District Zoning Bylaw Section 230-5.12 to amend the Mansfield Station Revitalization Overlay District (MSROD) district along the west side of Oakland Street to the Chocolate Factory (east side of railroad tracks) and create (1) a new Subdistrict A which shares the same uses, mixed-use, dimensional, parking, general development standards, and building design guidelines as existing MSROD Subdistrict A, and, (2) create a new Subdistrict C which limits the height to 3 stories, caps the Floor Area Ratio (FAR) to 2.0, and limits residential density to 15 units per acre along this strip connecting to the main MSROD zoning district.

Corresponding amendments to the Zoning Attachments 1 Schedule of Principal Land Use Regulations and Attachment 2 Schedule 4.2B Density and Dimensional Regulations and Attachment 7, Train Station Revitalization District Overlay Map.

SPONSOR: Planning Board

Explanation: This proposed amendment will amend the Mansfield Station Revitalization Overlay District section of the Zoning Bylaw to bring the Town into compliance with MGL Chapter 40A Section 3A, also known as the MBTA Communities Law.

ARTICLE 14-VOTE

Article 14:

Moved, that Section 230-5.12 of the Zoning By-law and the zoning map be amended as set forth below (additions indicated by **bold**; deletions indicated by ~~strikeout~~).

Section § 230-5.12. Mansfield Station Revitalization Overlay District.

A. Purpose.

The purpose of the Mansfield Station Revitalization Overlay District (MSROD) is to promote recognized Transit Oriented Development (TOD) strategies resulting in high-value new and infill development within walking distance of Mansfield's commuter rail station, in accordance

with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning seeks to accomplish the following purposes:

- Provide a mix of housing types, such as multi-family, mixed-use, and live/workspace.
- Allow and incentivize retail, commercial, and office spaces.
- Promote public space and art and encourage human interaction in a safe and nurturing environment.
- Promote pedestrian-oriented development on a human scale, with vehicular traffic patterns that are nonintrusive to existing residential neighborhoods.
- Articulate design standards to promote safe, interesting, and varied public spaces.

B. Establishment and Applicability.

The MSROD is an overlay district having a land area of approximately 64 71.2 acres in size that is superimposed over the underlying zoning districts with the boundary shown on the Mansfield Station Revitalization Overlay District Map dated June 15, 2023, and revised on April 16, 2024 (showing extension of existing MSROD-Subdistrict A and new MSROD-Subdistrict C). Said map is on file in the office of the Town Clerk and the map is incorporated in this bylaw by reference.

1. **Applicability of MSROD.** An applicant may develop multi-family housing, mixed-use, and commercial uses located within the MSROD in accordance with the provisions of this Section § 230-5.12.
2. **Underlying Zoning.** The MSROD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Bylaw governing the respective underlying zoning districts shall remain in full force, except for uses allowed as of right or by special permit in the MSROD.
3. **Sub-districts.** The MSROD contains the following sub-districts, all shown on the MSROD Boundary Map: Subdistrict A is located closest to the train station, and Subdistrict B is located adjacent to residential zones.
4. **District Extensions. MSROD Subdistrict A (MSROD-A Ext) has a land area of approximately 14.7 acres in size and MSROD Subdistrict C (MSROD-C) has a land area of approximately 3.4 acres in size.**

C. Definitions.

For § 230-5.12 MSROD Definitions, the following shall apply. Refer to § 230-3 Principal Use Regulations of the Zoning Bylaw for all other definitions not listed below.

1. **Accessway.** A formalized path, walkway, or other physical connection which allows pedestrians to their reach destinations directly.
2. **Affordable Unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
3. **Affordable Housing.** Housing that contains Affordable Units as defined by Section J and § 230.6 of the Zoning Bylaws.

4. **Applicant.** A person, business, or organization that applies for a building permit, site plan review, or special permit.
5. **Arcade.** A covered walkway attached to a building and supported on the sides but not attached to the building by columns.
6. **Area Median Income (AMI).** The median family income for the metropolitan statistical region of Taunton-Mansfield-Norton, which includes the Town of Mansfield, as defined by the U.S. Department of Housing and Urban Development (HUD).
7. **As of Right.** Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
8. **Blade Sign.** A wall-mounted sign installed perpendicularly to the front wall of a building.
9. **Building Coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
10. **Building Scale.** The relationship between the mass of a building and its surroundings, including the width of the street, nearby open space, and the mass of buildings on adjacent properties. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.
11. **Compliance Guidelines.** *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.
12. **Development Agreement.** A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development of the property.
13. **Development Standards.** Provisions of **Section H. General Development Standards** made applicable to projects within the MSROD.
14. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
15. **Fast Casual Restaurant.** A sit-down restaurant with no wait staff or table service. Advertises high-quality foods at a higher price point than fast food restaurants. Food is often made-to-order. Does not have a drive-through.
16. **Food Truck.** A large vehicle equipped with facilities for cooking and selling food.
17. **Live-Work.** A structure used by a single household both as a dwelling unit and as a "workspace," where such workspace occupies at least 50% of the unit's total floor area. The unit may be designed as a "live above" with the workspace on the ground level and the living space above or it may be designed as a "live beside" with the workspace and the living space on the same level but adequately separated. The living space of a live-work unit shall contain a kitchen area and sanitary facilities.
18. **MBTA.** Massachusetts Bay Transportation Authority.

- 19. Mixed-use Development.** Development that includes different, complementary uses (both residential and non-residential) and which provides for a variety of activities throughout the day. For a mixed-use development, uses may be mixed within the buildings or in separate buildings, or consolidated within the project proposal. See illustrations in **Section F. Special Permit Incentive Zoning, 2a.**
- 20. Multi-family Housing.** A building in the MSROD with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building
- 21. Open-Air Market.** An outdoor market held on a regular basis at which vendors may sell produce, freshly prepared food products, and other locally grown goods. Specifically excluded from this definition is outdoor display and sales associated with retail establishments that are principally located indoors.
- 22. Open Space.** Contiguous undeveloped land within a parcel boundary. Open space may or may not be in the public realm, or publicly accessible open space.
- 23. Parking, Shared.** Parking that is utilized by two or more uses, considering the variable peak demand times of each use; the uses can be located on more than one parcel.
- 24. Parking, Structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports. The first-floor street frontage shall contain retail use(s) other than at the ingress/egress to the structure.
- 25. Parking, Surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
- 26. Pedestrian-Friendly Design.** The design of neighborhoods, streetscapes, buildings, and other uses that promotes pedestrian comfort, safety, access, and visual interest.
- 27. Pedestrian-Scale.** The size and proportion of physical environmental elements that closely relate to the human body, e.g., a twelve-foot lamppost instead of a thirty-foot lamppost, and a facade with vertically oriented framed windows as opposed to a facade with a continuous and unarticulated window wall.
- 28. Pet Grooming Shop.** *A shop providing bathing and trimming services for small animals on a commercial basis, with no overnight boarding.*
- 29. Public Realm (Public Open Space).** Outdoor spaces owned by the municipality or spaces made available to the public in perpetuity thru permanent Easements, Rights of Ways, or similar arrangements for physical and visual access by the general public; these spaces recognized as part of the 'fabric of a community' and along with the surrounding buildings comprise the visual and physical character composition of a district, neighborhood, or the broader community. The Public Realm may consist of streets, sidewalks, bicycle facilities, pathways, parks, plazas, alleys, and accessways, as well as amphitheaters, arcades, porticos, pavilions, etc. The Public Realm is comprised of spaces that encourage people to gather, exchange ideas, recreate, and engage in a variety of outdoor entertainment activities. Such spaces typically include amenities such as site furniture (benches, tables, chairs, trash

receptacles), recreation equipment, shade structures, landscaping, site lighting, small performance stages, and public art. Additional reference is made to OPEN SPACE.

- 30. Quick Service Restaurant.** A food retailing institution featuring a very limited menu, precooked or quickly prepared food, and take-out operations.
- 31. Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- 32. Section 3A.** Section 3A of Massachusetts General Laws Chapter 40A (the Zoning Act).
- 33. Site Plan Review Authority.** The site plan approval granting authority shall be the Mansfield Planning Board. All public hearings shall be conducted in accordance with MGL Chapter 40A.
- 34. Special Permit Granting Authority.** The special permit granting authority shall be the Mansfield Planning Board. All public hearings shall be conducted in accordance with MGL Chapter 40A.
- 35. Small Wireless Facility.** Facilities that meet the following conditions: (1) The facilities: (a) are mounted on structures 50 feet or less in height (including the antenna), or (b) are mounted on structures no more than 10 percent taller than other adjacent structures, or (c) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater; (2) Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume; (3) All other wireless equipment associated with the structure including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume.
- 36. Sub-district.** An area within the MSROD that is geographically smaller than the MSROD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
- 37. Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by DHCD used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
- 38. Transit-Oriented Development (TOD).** A development pattern created around a transit facility or station is characterized by higher density, mixed-uses, a safe and attractive pedestrian environment, reduced parking, and direct and convenient access to the transit facility.
- 39. Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.

D. Permitted Uses.

Uses allowed in the **MSROD** are outlined in this Section. All uses not specifically allowed by right or by special permit are prohibited. Refer to § 230-5.12, C. Definitions and § 230-3 Principal Use Regulations where indicated.

KEY:

- Y = Use permitted as of right
- S = Special permit of the Planning Board
- SPA = Site Plan Approval
 - Y - Site plan approval required
 - N - Site plan approval not required

Extensive Uses	Permitted Uses	Site Plan Approval
Conservation, per § 230-3.2C	Y	N
Recreation, per § 230-3.2D	S	Y
Recreation, Mansfield nonprofit, per § 230-3.2E	Y	Y

Residential	Permitted Uses	Site Plan Approval
Multi-family housing, per § 230-5.12C	Y	Y
Rowhouse, townhouse, per § 230-3.3E	Y	Y

Governmental, Institutional, and Public Service Uses	Permitted Uses	Site Plan Approval
Municipal use, per § 230-3.4A	Y	Y
Educational, per § 230-3.4B	Y	Y
Religious, per § 230-3.4C	Y	Y
Philanthropic, per § 230-3.4D	Y	Y
Day-care center, per § 230-3.4E	Y	Y
Public service utility, per § 230-3.4F	Y	Y
Temporary use, per § 230-3.4J	S	N

Business Uses	Permitted Uses	Site Plan Approval
Retail store, per § 230-3.5A	Y	Y
Open-air market, per § 230-5.12C	Y	Y
Office, per § 230-3.5C	Y	Y
Bank, per § 230-3.5D	Y	Y
Restaurant, per § 230-3.5E	Y	Y
Fast-food restaurant, non-drive up, per § 230-3.5F	Y	Y
Fast casual restaurant, per § 230-5.12C	Y	Y
Food trucks, per § 230-5.12C	Y	Y

Quick Service Restaurant, per § 230-5.12C	Y	Y
Hotel/Motel, per § 230-3.5G	S	Y
Personal service shop, per § 230-3.5L	Y	Y
Craft shop and building trade, per § 230-3.5M	Y	Y
Commercial/Trade school, per § 230-3.5N	S	Y
Amusement facility, per § 230-3.5O	S	Y
Parking facility, per § 230-3.5T	S	Y
Home occupation, per § 230-3.5V	Y	Y
Live/Work, per § 230-5.12C	Y	Y
Pet Grooming Shop, per § 230-5.12C	Y	Y

Industrial Uses	Permitted Uses	Site Plan Approval
Exterior wireless communication facility, per § 230-3.6G	S	Y
Interior wireless communication facility, per § 230-3.6G	Y	Y
Small wireless facilities, per § 230-5.12C	Y	Y

Classification Of Other Uses	Permitted Uses	Site Plan Approval
Mixed use development, per § 230-5.12C	Y	Y
Adaptive reuse of historic structures, per § 230-3.7B	S	Y

Accessory Uses	Permitted Uses	Site Plan Approval
Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use, per § 230-3.8.	Y	Y

E. Dimensional Standards.

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MSROD are as follows:

Standard	Dimension
Minimum Lot Size (Square Feet)	None
Height Feet (Maximum)	
Subdistrict A	60'

<u>Subdistrict A-Ext</u>	<u>60'</u>
Subdistrict B	45'
<u>Subdistrict C</u>	<u>30'</u>
Minimum Open Space	None
Floor Area Ratio (FAR) <u>Subdistricts A & B</u>	
Mixed-use	3.5
All other allowed uses	2.5
<u>Subdistrict C</u>	<u>2.0</u>
Minimum Frontage (ft)	50'
Minimum Setbacks (ft) ^a	
Front	0'
Side	0'
Rear	15'

^aSetbacks: A setback abutting a residential zone may be further increased by the approving authority to no greater than 20 feet upon a finding based on the project's massing, scale, or architectural design, that the project fails to be compatible with the character of any nearby residential buildings.

<u>^a Setbacks: A setback abutting a residential zone may be further increased by the approving authority to no greater than 20 feet upon a finding based on the project's massing, scale, or architectural design, that the project fails to be compatible with the character of any nearby residential buildings.</u>	
<u>Density (as-of-right units per acre)</u>	
<u>MSROD Subdistrict A</u>	<u>30</u>
<u>MSROD Subdistrict A-Ext</u>	<u>30</u>
<u>MSROD Subdistrict B</u>	<u>30</u>
<u>MSROD Subdistrict C</u>	<u>15</u>

2. **Minimum tract size.** A development proposal parcel shall contain single, consolidated ownership or joint commitment by multiple property owners at the time of application. In the MSROD, where two or more lots under common ownership are contiguous or are separated by a right-of-way, such lots may be considered as one lot for the purpose of calculating maximum lot coverage, parking requirements, and dwelling units per acre.
3. **Multi-Building Lots.** In the MSROD, lots may have more than one principal building.
4. **Exceptions: Building height.** Non-habitable elements are excluded from the building

height limitations but shall not exceed five feet above the maximum building height except by special permit of the Planning Board, including but not limited to elevator penthouses, chimneys, wireless communication antenna arrays, smoke, and ventilation stacks, roof-mounted solar energy systems, stairwells and parapet walls designed solely to screen mechanical and elevator equipment.

5. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section § 230-5.12 E Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

F. Special Permit Incentive Zoning for MSROD Subdistrict A and MSROD Subdistrict B.

1. Incentive Zoning Conditions.

- a. **Purpose:** Incentive zoning is restricted to projects providing community benefits or amenities that would not otherwise be provided or result from the planning process. The Planning Board may grant zoning incentives through a special permit to encourage the provision of certain community benefits or amenities, such as parks, open space, active and passive recreational opportunities, and other physical, social, or cultural benefits.
- b. **Guidelines:** Applicants specifically seeking a waiver for a density of more than 30 units per acre **in MSROD Subdistricts A and B** shall adhere to the following guidelines:
 - [1] For the purposes of determining project density and Payment in Lieu fractional numbers shall always be rounded to the next highest integer.
 - [2] Tiered requirements are intended to apply to the entirety of a project, not just the portion within that tiered density.
 - [3] Housing Density Retention. To establish base density before activation of Zoning Incentives, Applicants that convey the ownership of real estate within the MSROD to the Town of Mansfield for the purposes of 1) constructing public roadways, bicycle and pedestrian networks, or other related public infrastructure improvements, or 2) establishing un-improved public open space such as conservation land or 3) creating public parks or recreation areas shall retain the underlying original lot size regarding total parcel acreage (area square footage) as calculated before the conveyance of the real estate. The Town of Mansfield shall reserve the final and unconditional right to reject or accept the location, size, and shape of the real estate proposed to be conveyed.

2. **Incentive Zoning Description.** Incentives are to be implemented in a progressive manner; with dwelling unit increases starting at the pre-requisite plus Incentive 1 for 45 units per acre; Incentive 2 for 55 units per acre, and then Incentive 3 is allowed as a one-time allocation for a total of 60 units per acre, which is the maximum allowable in the district.

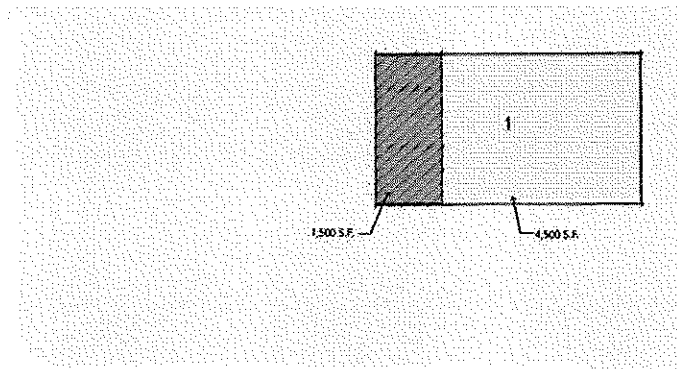
a. Pre-qualification:

[1] To activate the incentive process, the Applicant must first demonstrate that a minimum of 25% of the overall gross square footage of the ground floor of any development is dedicated to publicly available commercial Mixed-Use space and or Live-Work space. Square footage devoted to parking, utilities, residential storage, or private residential amenities shall not count towards the 25% mixed-use space.

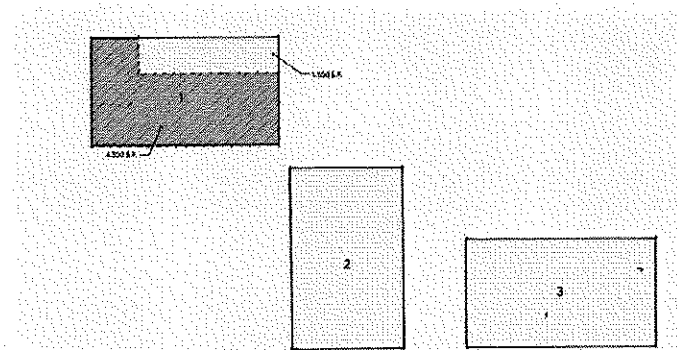
In the alternative, the Applicant may lower the 25% requirement by 5% for each additional public realm improvement provided under Incentive 1, but cannot provide less than 15% total Mixed Use Space and or Live-Work Space. A reduction in the 25% requirement of 10% for two public realm improvements under Incentive 1 is also allowed.

At no time can the Publicly Available Mixed Use Space and or Live-Work Space requirement go below 15% regardless of either option above or a combination of the two options being applied.

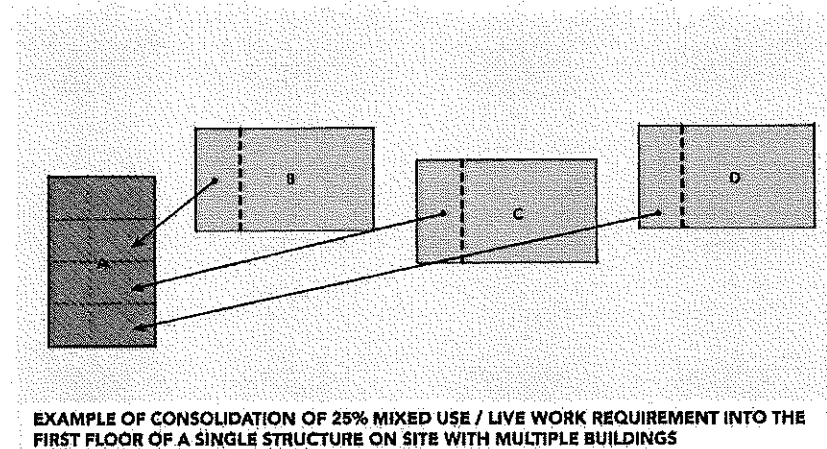
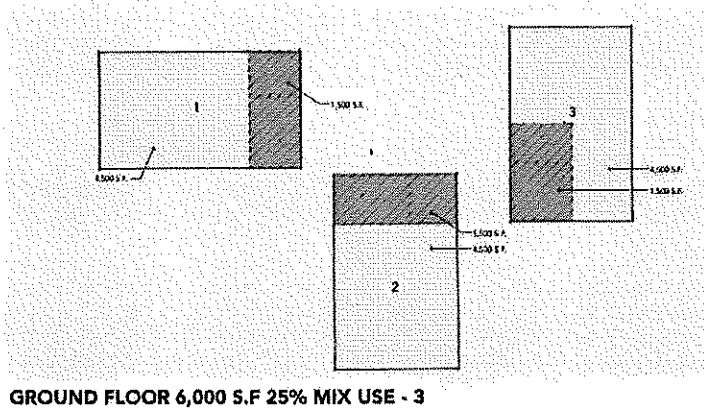
This pre-qualification requirement shall apply only to Overlay Sub-district A, with allowable building heights above forty-five (45') feet. See the illustrations below.



GROUND FLOOR 6,000 S.F 25% MIX USE - 1



GROUND FLOOR 6,000 S.F 25% MIX USE - 2



[2] In Overlay Sub-Districts A and B, the Applicant shall provide at least two (2) of the following public realm streetscape amenities:

- Street planters (at least four (4) street planters), planted with perennials.
- Color/texture/brick sidewalks instead of concrete or asphalt sidewalks where existing or proposed.
- Street furniture (at least two (2) benches) along at least one side of the building
- Outdoor dining/seating area courtyards along at least one side of the building
- Wide sidewalks (ten (10) feet or greater) along at least one side of the building

b. Incentive 1: Upon demonstrating compliance with the above Pre-qualification criteria, an Applicant becomes eligible for an additional fifteen (15) dwelling units/acre increase above the base housing density. Award of this increase requires that the Applicant construct an additional public realm improvement selected from the list below to receive this additional dwelling unit incentive. This incentive may be awarded once before using Incentive 2 and Incentive 3.

[1] Public Accessway with a twenty foot (20') wide (minimum) landscaped publicly accessible corridor, alley, linear park, or similar accessway accommodating the

movement of pedestrians and bicycles, connecting Town-owned public right of ways to the train station platform. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.

- [2] Structured parking facility with a minimum of forty percent (40%) of the spaces available for use by the public. Structured parking may be used for public commuter rail parking, and toward required parking minimums for the development. The first-floor street frontage shall contain retail use(s) other than at the ingress/egress to the structure.
- [3] Land donation to the Town for public purposes having a shape, dimension, character, and location suitable to assure its use for legitimate public purposes as may be articulated in a Development Agreement with the Town of Mansfield Select Board.
- [4] Public play area (connected to a public right-of-way) for active recreation, not less than ten thousand (10,000) square feet in size, located within the Overlay District. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.
- [5] Public pocket park (connected to a public right-of-way) not less than five thousand (5,000) square feet in size, with dedicated space for 3D public art within the Overlay District. Work with the Local Cultural Council on 3D public art design. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.
- [6] Public Amphitheater, performance area, or gathering space not less than ten thousand (10,000) square feet in size located within the Overlay District. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.
- [7] Six (6) foot-wide public trail loop system (with fitness stations) within the 'Rumford River Preserve' located in the northwest area of the Overlay District. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.
- [8] Six (6) foot-wide public boardwalk loop within the 'Rumford River Preserve' located in the Overlay District. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.
- [9] Public community garden space not less than twenty thousand (20,000) square feet in size, located in the Overlay District. The improved area for the community garden shall have a minimum loam depth of thirty inches (30") and a continuous perimeter fence not less than four (4) feet high, with a minimum of two (2) gates. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.
- [10] Public dog park located within the Overlay District. The dog park shall be at least twenty thousand (20,000) square feet, have a continuous perimeter fence not less than four (4) feet high, with a minimum of two (2) gates, and shall include two (2) trash cans and four (4) benches. See **Section I., 6d. Public Realm or Public Open Space** design guidelines.

- c. **Incentive 2:** With this Incentive, an applicant is eligible for an additional ten (10) dwelling units/acre increase over the base housing density. Award of this housing unit increase requires the Applicant to demonstrate compliance with one (1) or construction of one (1) improvement selected from the list below. This incentive may be awarded once before using Incentive 3.

[1] Affordable units: In addition to the requirement of **Section J. Affordability Requirements**, deeper or broader affordability with units that are comparable in space, utilities, and livability to other units in the development (i.e., units affordable to households earning at or below fifty percent (50%) of Area Median Income, or additional units available to households earning at or below eighty percent (80%) of Area Median Income). Deeper or broader affordability units shall be provided 1:1 with additional market-rate units.

[2] Environmentally Sensitive Low Impact Development (LID) Site Design. Proponents proposing LID or similar enhanced environmentally sensitive approaches to site design shall be eligible for Incentive 2. A proposed development site plan shall reflect a commitment to a collaborative, comprehensive approach to the implementation of Low Impact Development measures with the design of LID 'green infrastructure' or similar innovative, nature-based solution to stormwater management. For example: minimization of impervious surfaces, reduction of structural stormwater BMPs and the design of stormwater management elements that emphasize treatment, infiltration, and enhancement of water quality, as described by the current edition of the Massachusetts Department of Environmental Protection Stormwater Handbook, Volumes I-III.

[3] A high-performance building design that exceeds the minimum stretch energy code baseline and is designed to the LEED Certified standard, Passive House standard, Net Zero, or equivalent rating system; that increases energy efficiency and minimizes utility and maintenance costs to end users; and that provides for building resiliency to adopt future technologies and sustainable strategies as they become available.

[4] Land donation to the Town for conservation purposes having a shape, dimension, character, and location suitable to assure its use for legitimate public purposes as may be articulated in a Development Agreement with the Town of Mansfield Select Board.

- The developer shall grant a conservation restriction to the Town of Mansfield over such land pursuant to Massachusetts General Laws, Chapter 184, Section 31-33, to ensure that such land be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways.
- This restriction shall be enforceable by the Town through its Conservation Commission in any proceeding authorized by Section 33 of Chapter 184 of the Massachusetts General Laws.

- d. **Incentive 3:** With this incentive, an applicant is eligible for an additional five (5) dwelling units/acre increase over the base housing density. This incentive requires the Applicant to allocate funding up to six percent of the market value of the additional proposed dwelling units to a **Master Plan Implementation Donation** Downtown

Development Revolving Fund to be used by the Town of Mansfield for public art, public events, affordable housing, the preservation or rehabilitation of historic properties or other significant buildings, or for open space purposes. This incentive may be awarded up to the maximum allowed density (sixty (60) dwelling units/acre).

3. Procedure and criteria for approval.

- a. Authorization of zoning incentives is subject to special permit approval by the Planning Board. Applicants may seek nonbinding input from other Town boards as to whether the proposal is worthy of consideration prior to the submission of the application for a special permit to the Planning Board pursuant to Subsection I(2)(c)[4] below.
- b. For residential, mixed-use, and live-work space developments, applications for special permits seeking zoning incentives in exchange for community benefits shall be processed in accordance with the requirements of § 230-5.5, Special Permits, of the Zoning Bylaw.
- c. For nonresidential developments, applications for special permits seeking zoning incentives in exchange for community benefits shall be processed in accordance with the requirements of § 230-5.5, Special Permits, of the Zoning Bylaw.
- d. To evaluate the adequacy of the proposed benefit(s) to be accepted in exchange for the requested incentive(s), the following information shall be provided by the applicant with the application for a special permit:
 - [1] A description of the proposed amenity or amenities, outlining the benefits that will accrue to the community.
 - [2] A preliminary demonstration that there are adequate sewer, water, transportation, waste disposal, and fire protection facilities serving or proximate to the proposed development to handle the additional demands the incentive and amenity may place on such facilities beyond the demand that would otherwise occur with conventional site development; and
 - [3] An explanation as to the way in which the amenity will implement the fiscal, social, or cultural policies of this § 230-5.12 of the Zoning Bylaw.
 - [4] Prior to the Planning Board's public hearing on a special permit application including an incentive proposal, the Planning Board shall refer the proposal to other Town boards for comment.
- e. Compliance with the incentives below in and of itself does not guarantee the incentive will be granted; the Planning Board will maintain its right to consider the waiver request in the context of the whole proposal and in consideration of its impacts on the MSROD.

G. Off-Street Parking and Loading. These parking requirements are applicable to development in the MSROD (Subdistricts A & A-Ext & B & C).

1. **Number of parking spaces.** The following **minimum** numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family housing, apartments, townhouses	One (1) space per dwelling unit
Mixed-Use (Non-residential)/ Commercial, including Live-Work	The sum of uses is computed separately. (See 4, below.)
All other allowed uses	According to § 230-4.4A, Off-Street Parking Schedule, of the Mansfield Zoning Bylaw

2. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by using:

Use	Minimum Spaces
Multi-family housing	One (1) space per five (5) Residential Dwelling Units (four (4) minimum)
Mixed-Use development (Non-residential/Commercial)	One (1) space per twenty thousand (20,000) Gross Square Feet (six (6) minimum)

3. **Bicycle storage.** For a multi-family development of twenty-five (25) units or more, or a mixed-use development of twenty-five thousand (25,000) square feet or more, covered parking bicycle parking spaces shall be integrated into the structure of the building(s).
4. **Shared Parking within a Mixed-Use Development.** Shared parking may be utilized when uses have differing peak parking periods.
- Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies. Acceptable sources for calculating shared parking include those demonstrated in the *Urban Land Institute Shared Parking Report* or the *ITE Shared Parking Guidelines*.
 - Shared parking for residential uses may be provided throughout the development, up to a maximum of three hundred feet (300') away from the primary use.
 - Shared parking for commercial uses may be provided throughout the development, located up to five hundred feet (500') from the primary use.
 - Tenant amenities are exempt from parking requirements for additional parking.
 - A copy of a shared parking agreement executed by all parties concerned must be recorded at the Registry of Deeds and provided to and approved by the Planning Board during the site plan review process.
5. **Exceptions: Restaurant valet parking.** For restaurants within the MSROD, off-street parking is not required where valet parking is provided.
6. **Electric Vehicle Supply Equipment ready (EVSE).** Electric vehicle charging must

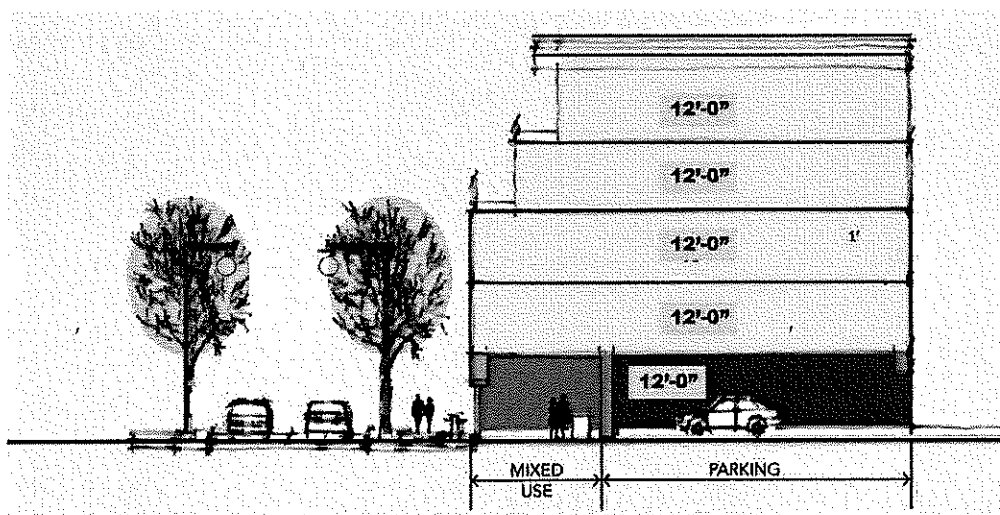
be provided according to the current Massachusetts Stretch Energy Building Code, Section C405.13 for commercial and multifamily developments.

7. Off-Street Loading and Delivery.

- a. Off-street loading spaces for commercial or mixed-uses shall be at 1 (one) space per five thousand (5,000) square feet.
- b. The Planning Board may waive the loading space requirement if the Planning Board finds that loading space is not needed or can be shared. Such finding to be based upon a plan provided by the Applicant.

8. Parking area design standards.

- a. All ground-level parking facing streets or public places shall be fully landscaped per Zoning Bylaw § 230-4.3, Landscaping and screening, including street trees and shrubs, to provide a full buffer from sidewalks and public areas.
- b. All required parking shall be located at the rear of each structure except where public safety concerns, (ADA) accessibility regulations, or physical constraints preclude strict compliance, in which case it may be located along the side of a building. In no case should surface parking for new construction be permitted in the front, and no tandem parking is allowed.
- c. Where parking in the side yard is permitted, the parking area shall not extend beyond the front plane of the building.
- d. Residential parking should be clearly marked or separated from commercial or public parking and located within three hundred feet (300') of the residential building entrance.
- e. Mixed-use buildings may provide, within the ground floor, both commercial space in the front and parking to the rear (available to residential units above). See the illustration below.



- f. When parking is provided within the ground floor, the Planning Board has the

discretion to limit parking to up to seventy-five percent (75%) of the gross floor area of the buildings' interior first floor.

H. General Development Standards (Subdistricts A & A-Ext & B & C).

1. These standards are components of the Site Plan Review process in **Section J. Site Plan Review**.

2. **Site Design.**

- a. **Sidewalk Connections.** Sidewalks shall provide a direct connection among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- b. **Mid-block Connections.** For blocks longer than three hundred feet (300'), a through-block public connection is required, to connect streets and sidewalks (if applicable). Any public path of the mid-block type should have a minimum width of eighteen feet (18').
- c. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
- d. **Landscaping and screening; exterior lighting standards.** Developments in the MSROD shall follow Section § 230-4.3. Landscaping and screening.
- e. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- f. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- g. **Pedestrian amenities** such as benches, public art, planters, trash receptacles, etc. are encouraged and shall be located along sidewalks, and in landscaped areas, open spaces, and plazas.
- h. **Lighting.** Developments in the MSROD shall follow Section § 230-4.3. Exterior lighting standards.

[1] All exterior building and site lighting shall be part of a cohesive architectural and landscape site-specific plan. The lighting shall be designed to provide safety, improve visibility, enhance aesthetics, and complement the character of the area. Inefficient lighting, excessive glare, and light trespass shall not be permitted.

[2] Wall-mounted building lighting fixtures should be of a style and material to complement the building and the overall design of the district.

[3] Wall-mounted lights should be placed approximately twelve feet (12') above the sidewalk. All lighting shall be dark sky friendly with light sources placed or screened in such a manner as to minimize up-light and glare and to promote safe, warm, and uniform lighting.

- i. **Service entrances; trash; utilities.** Service entrances, trash areas, electrical and

mechanical equipment, as well as other utilities, should not be visible from the street, public spaces, or outdoor gathering areas. These areas should be screened in a variety of ways using landscaping, solid building materials, or architectural screens or panels with colors, coordinated to enhance the property's overall appearance.

[1] Any building or roof-mounted equipment screens shall be configured utilizing building façade materials or may be complementary materials in the form of architecturally designed screens, partitions, or valences integrated into the overall building. Ground-mounted equipment should be screened with solid walls wrapped in evergreen landscaping.

[2] Transom air-conditioning units are discouraged unless no practical alternative is demonstrated, in which case they shall be concealed by architectural detailing, screening, or an awning.

[3] All new utilities shall be placed underground.

- j. **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Mansfield MS4 Permit for projects that disturb more than one acre and discharge to the Mansfield municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

3. **Buildings: General (Subdistricts A & A-Ext & B & C).**

- a. **Position relative to the principal street.** The primary building shall have its principal façade and entrance facing the transit station or streets leading to the transit station. See also Section H.7. Buildings: Corner Lots.

b. **Entries.**

[1] Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

[2] The primary entry to the building and/or store shall be oriented to the public sidewalk and shall be recessed a minimum of three feet into the building facade or otherwise configured to prevent the door from opening into pedestrian traffic.

[3] All buildings must provide a main entrance on the facade of the building facing the transit station or streets leading to the transit station.

[4] All commercial or accessory structured parking entries should be designed so that the only openings in the façade are at street level and are provided to accommodate vehicle ingress and egress, and pedestrian access to the building. The remainder of the façade fronting the street shall incorporate human-scale architectural treatments such as recessed panels, columns, arcades, grills, screens, panels, and green walls.

- c. **Set back.** Buildings should be set back to provide adequate, accessible sidewalks, including a curb, street furniture/street trees zone, minimum six feet (6') clear

pedestrian zone, on-street parking, bike lanes, and/or travel lanes.

4. Buildings: Multiple buildings on a lot (Subdistricts A & A-Ext & B & C).

- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings, or consolidated within the project proposal. See illustrations in **Section F. Special Permit Incentive Zoning, 2a.**
- b. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
- d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

5. Buildings: Mixed-use development (Subdistricts A & A-Ext & B & C).

- a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- b. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
- c. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- d. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.

6. Buildings: Shared Outdoor Space (Subdistricts A & A-Ext & B & C).

- a. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of the ground floor, courtyard, rooftop, or terrace.
- b. Street-level arcades, covered walkways, and residential balconies and porches are encouraged where practical, particularly on building facades fronting on a Traveled Way, Sidewalk, or Greenspace.

7. Buildings: Corner Lots (Subdistricts A & A-Ext & B & C). A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.

- b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits serving more than one story shall not be located on either of the street-facing façades.
8. **Buildings: Infill Lots (Subdistricts A & A-Ext & B & C)**. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings may match the setback line of either the adjacent building or an average of the setback of the two buildings to provide consistency along the street.
9. **Buildings: Principal Façade and Parking (Subdistricts A & A-Ext & B & C)**. Parking shall be subordinate in design and location to the principal building façade.
- a. **Surface parking**. Surface parking shall be located at the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages**. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures**. Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
- I. **Design Standards (Subdistricts A & A-Ext & B & C)** For the purposes of design continuity, place-making and aesthetically linking the MSROD with the architecture present in the existing downtown thru the design of both buildings and the public realm, the following design guidelines apply:
1. **Materials**: Most materials used in the design of building facades should be traditional materials consistent in color and style observed within the extant buildings in the downtown area.
- a. Such materials include, but may not be limited to, masonry, limestone, terra cotta, ceramic tile, metal, and brick.
 - b. First-floor non-residential storefront window frames are encouraged to be anodized aluminum, painted aluminum, or painted wood in complementary colors such as white, black, or dark bronze.
 - c. Use of exterior insulating finish systems (EIFS) is strongly discouraged on new construction. If utilized EIFS shall be aesthetically in keeping with traditional building materials utilized on the structure and shall be designed with reinforcing to be impact resistant to eight feet (8') above grade.
 - d. Proponents of new construction adjacent to the rail line are encouraged to conduct a seismic and acoustical assessments and design any proposed structures accordingly. Building design should seek to minimize noise levels due to passing trains on the interior of buildings and attenuate sound reflection on the exterior. The exterior of buildings adjacent to the main rail corridor, and particularly portions of structures proposed within the MBTA Zone of Influence, should include features to mitigate air-

borne and ground-borne noise. Building architectural design and façade treatments shall be selected to diffuse sound and minimize the outward reflection of sound from passing trains to the greatest extent shown to be practical.

2. Windows.

- a.** Security grilles or shutters are discouraged.
- b.** Solid shutters are prohibited.
- c.** Storefront glass.

[1] In instances when the first-floor use is non-residential, storefront glass shall be a minimum of fifty percent (50%) of the first-floor frontage along public streets, when commercial use.

[2] Where the first floor is for residential use, glass shall be a minimum of thirty percent (30%) of the first-floor frontage along public streets.

[3] First-floor non-residential storefront glass shall have a base of not less than one foot of material to match the major building material of the facade.

[4] First-floor non-residential storefront glass shall be a minimum height of seven feet and either clear or obscured glass shall be allowed. Mirrored or reflective glass is prohibited.

[5] The top of first-floor non-residential storefront glass is encouraged to be at least ten feet (10') above grade level and visually related to adjacent buildings.

[6] Ornamental lintels, belt courses, or similar elements may be provided at the top of storefront glass, however, such treatments are not required to be continuous or be applied uniformly to all building facades.

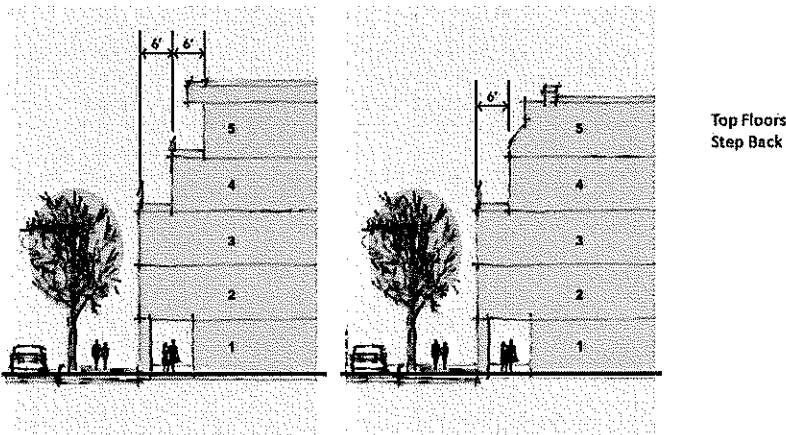
3. Building facades.

- a.** Coordinated architectural façade design through fenestration (arrangement, size, and proportion of windows and doors), ornamentation, and aesthetic details such as architectural reveals, pilasters, projecting ribs, material, and/or color changes are encouraged. Projecting bays, columns, recessed balconies, and roof shape variation is encouraged. Building facades may also include appurtenances such as cupolas, gables, turrets, spires, widow walks, trellises, etc.
- b.** No uninterrupted length of any facade should exceed forty percent (40%) of the façade's total length, or eighty-five (85) horizontal feet, whichever is less, without incorporating one of the following: color change, material change, texture change; and one of the following plane projections or recesses, trellises, balconies, or windows.
- c.** The architecture facing a public space or Traveled Way or Sidewalk should incorporate features such as moldings, columns, pilasters, and other architectural details. The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a public street or circulation road.
- d.** Building facades may be designed to visually relate to horizontal elements on extant local or adjacent structures.

- e. Use of architectural detailing with elements such as a water table, cornice, canopy, balcony, or another visual device may be employed to help create horizontal articulation and scale between the ground and upper levels. The creation of vertical detailing that visually connects the entire building's height to the ground plane without the use of horizontal banding is appropriate.

4. Roof Profiles

- a. Roof profiles should employ varied vertical and horizontal planes for visual relief to the tops of buildings. Design elements such as parapets, cornices, towers, and piers may also be used. HVAC equipment shall be screened.
- b. Parapet walls along rooflines shall feature three-dimensional cornice treatments or include detail to create shadow lines and visual interest.
- c. Design elements such as false mansard roofing may be used to create the appearance of a well-scaled building such that the upper floor of a building is incorporated into the roof line.
- d. Provide architecturally integrated step backs in the building façade not less than six feet (6') in width beginning at the fourth level on buildings fronting abutting zones and within one-hundred feet (100') of street frontage. See the illustration below.



5. Signs and Awnings.

- a. Building-mounted signage is limited to the following types:
 - Individual letters (mounted on buildings, tracks, or placards).
 - Silkscreened lettering on awnings.
 - Opaque background box signs.
 - Non-internally illuminated blade signs.
- b. Height. No signs should extend higher than the height of the ground story.
- c. Size. No facade sign should exceed twenty-five percent (25%) of the ground floor wall

area. No other sign should exceed sixteen (16) square feet in size. A wall sign should be no more than twenty percent (20%) of the length of the building's face. Blade signs may be double-sided.

- d. Design. All signs within a given district should be complementary in their use of color, shape, and material.

- [1] Sign illumination should be provided by backlighting the individual letters or building-mounted lights illuminating awnings or individual letters. Internally illuminated awnings or individual letters are discouraged.

- [2] If utilized a standard street-level awning shall be mounted so the valance is at a minimum of eight feet above the sidewalk and projects forward no more than three feet from the building façade.

- [3] A valance flap may be attached to the awning bar and may serve as a sign panel.

- [4] The awning may be attached above the display windows and below the cornice or sign panel.

- [5] The awning should reinforce the frame of the storefront and should not conceal architectural elements, such as columns, piers, or the space between the second-story windowsills and the storefront cornice.

- [6] The awning may be constructed of the following materials: canvas, vinyl-coated canvas, acrylic, or aluminum.

- [7] Awnings should be maintained and replaced periodically as needed.

6. Open Space Design.

- a. The site design for Development Projects may include open space. Where proposed, the plans and any necessary supporting documents submitted with an application for Plan Approval within the MSROD shall show the general location, size, character, and general area within which Open Space will be located. A landscaping plan and plant schedule shall be submitted. Tree species diversity is required and the use of native or naturalized plant species is encouraged, as is the use of drought and salt-tolerant plant material.

- b. The planting of native shade trees shall be preferred over or in addition to native shrubbery, herbaceous or wildflower cover. Under no circumstances shall any plants be used that are recognized by the horticulture or agricultural industries as invasive, whether native or exotic (non-native). See the Invasive Plant Atlas of New England (IPANE) and Massachusetts Invasive Plant Advisory Group. The plans and documentation submitted to the Approving Authority shall also include a description of proposed ownership and maintenance provisions of all Open Space and, if requested by the Approving Authority, any necessary restrictions or easements designed to preserve the Open Space from future development and, when applicable, to ensure they are available for public use.

- c. Minimum sizes for plant material, at installation shall be as follows:

- [1] Deciduous shade trees: three-inch (3") caliper.

[2] Deciduous ornamental trees: two-inch (2") caliper.

[3] Evergreen trees: six feet (6') in height.

[4] Shrubs. For screening in car parking areas, three feet (3') height; for other screening purposes (dumpsters, loading docks, etc.) six feet (6'); for any other purposes, eighteen feet (18").

d. Public Realm or Public Open Space. Public open space, if within a private lot or building, shall be demarcated in such a way (i.e., through signage, continuity of pavement markings, etc.) that the public will know the space is for public use.

[1] When possible, public spaces shall be accessible, created at street level, shall be visible from the street, and shall relate to the streetscape and adjacent architecture in a manner that enlivens the area and encourages a community experience.

[2] To the extent possible, public spaces shall be created as cohesive and contiguous areas and connected to other Open Space areas. Buildings adjacent to usable public spaces shall tend to that area, with access to the building opening onto the public space.

[3] The Planning Board may require a project to provide public access to public space from one or more streets, ways, or publicly accessed trails.

[4] In addition, there should be a clear arrangement in place regarding responsibility for ongoing maintenance and management of any public space located within a private lot or building.

e. Street Trees. Street trees shall be planted in tree pits or water-quality tree filter boxes or similar.

[1] The area for planting shall not be less than thirty (30) square feet.

[2] The street trees shall be positioned so that a publicly accessible ADA-compliant route is maintained.

[3] In areas where the width is greatly constrained, the pits shall employ porous pavement or ADA-compliant tree grates at the surface.

[4] All plant material shall conform to the American Standard for Nursery Stock ANSI Z60.1 standards, regarding minimum acceptable form, quality, and size.

[5] Street trees shall be not less than a three-inch (3") caliper and shall be planted at intervals of not more than forty feet (40') on center.

[6] Tree species diversity is required and the use of native or naturalized plant species is encouraged, as is the use of drought and salt-tolerant plant material. The tree species selected shall reach a height of at least thirty (30') at maturity.

[7] Street trees shall be planted by the developer along all public rights-of-way.

[8] Trees shall be either planted or retained, having at least a three-inch caliper and being of size, species, and spacing such that the tree crowns will approximately meet each other at maturity.

[9] All trees used for street trees shall be of species that are common to the Town of

Mansfield and that will reach a height of at least thirty feet (30') at maturity.

- J. Affordability Requirements (Subdistricts A & A-Ext & B & C).** In any development subject to this bylaw, the tenth (10th) housing unit and every tenth unit thereafter shall be an affordable housing unit. These units shall meet the Compliance Guidelines for *Multi-family Zoning District Under 3A of the Zoning Act*, issued by the Department of Housing and Community Development on August 10, 2022, as revised and/or amended (the Compliance Guidelines). Nothing in this section shall preclude a developer from providing more affordable housing units than required under the provisions of this bylaw. For all other requirements related to the provision of affordable housing units, see § 230.6 of the Zoning Bylaws.
- K. Application Process (Subdistricts A & A-Ext & B & C).**
- 1. Applicability.** Application for development within the MSROD shall comply with the site plan approval requirements of § 230-5.3 or special permit requirements of § 230-5.5, depending on the proposed principal use listed in Section D Permitted Uses. Any multi-family use seeking a density bonus will comply with the requirements of **Section F Special Permit Incentive Zoning** and with the special permit requirements of Section § 230-5.5.
 - 2. Permit Granting Authority.** Each application shall demonstrate safe, nonintrusive access, in the opinion of the Planning Board, to the proposed site and within the proposed development. The site plan approval and special permit granting authority shall be the Mansfield Planning Board. All public hearings shall be conducted in accordance with MGL Chapter 40A.
 - 3. Pre-submission meeting.** Before applying for an MSROD project special permit, the applicant shall schedule an appointment to meet with staff to discuss the procedure for approval of a site plan or project special permit, including submittal requirements and design standards. At the conclusion of the meeting(s), staff will prepare summary notes or minutes of the meeting(s) for distribution.
 - 4. Project Phasing.** The Planning Board may allow a Project to be phased at the request of the applicant or to mitigate any extraordinary adverse impacts on nearby properties. For projects that are approved and developed in phases, the proportion of Affordable units shall be consistent across all phases, and the proportion of Existing Zoned Units to Bonus units.
 - 5. Approval.** A Plan Approval shall remain valid and run with the land indefinitely if construction has commenced within two (2) years after the decision is issued, which time shall be extended by the time required to adjudicate an appeal, and which time shall be extended if the project proponent is actively pursuing other required permits or there is another good cause for failure to commence. The Approving Authority may require the posting of a performance bond to secure and /or screen a Development Project site if demolition is undertaken but subsequent work lapses, for any reason within or outside the applicant's control, for a period longer than one (1) year.
 - 6. Waivers:** Upon the request of the Applicant, the Planning Board may waive dimensional and other requirements, including those set forth in subsections F, G, H, and I herein, with

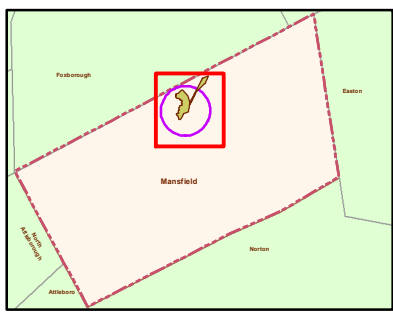
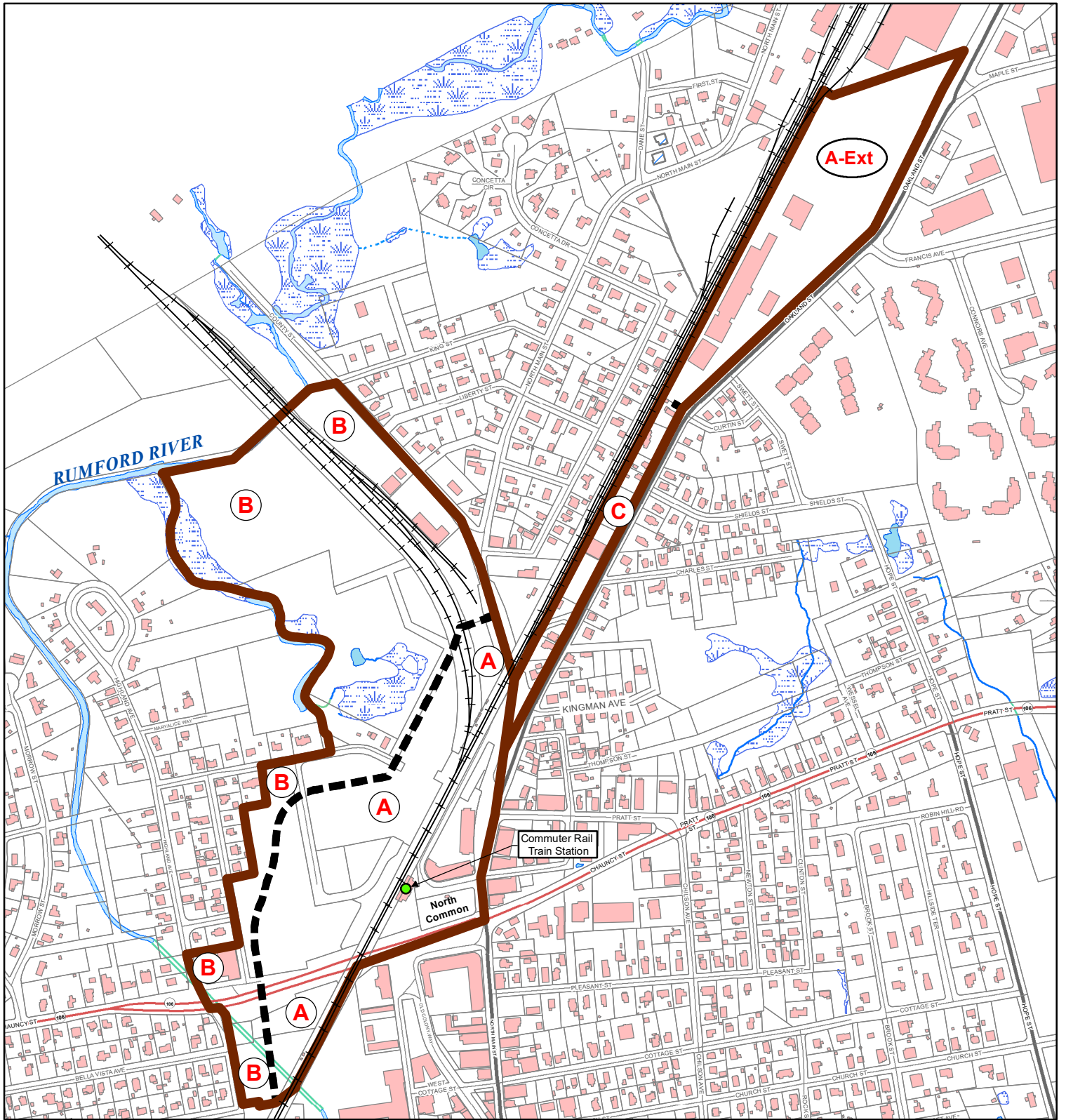
conditions, in the interest of design flexibility and overall project quality, and upon a finding of consistency of such waiver with the overall purpose and objectives of the MSROD and the Mansfield Master Plan, or if it finds that such waiver will allow the project to achieve the density, affordability, mix of uses and/or physical character allowed under this Section § 230-5.12. Notwithstanding anything contrary in this Zoning Bylaw, the required Affordability provisions in subsection J shall not be waived.

L. Major Plan Changes (Subdistricts A & A-Ext & B & C). Those changes deemed by the Approving Authority to constitute a major change in a Development Project because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the Approving Authority as a new application for Plan Approval pursuant to this Section 230-5.12, L.

M. Severability (Subdistricts A & A-Ext & B & C).

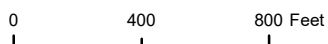
1. In the case where an applicant elects to apply for the benefits of the provisions of the MSROD for development purposes, the development shall conform to all the requirements of the MSROD.
2. Where the provisions of the MSROD refer to the provisions of the underlying district(s) and there is a conflict between these provisions, the provisions of the MSROD Bylaw shall control.
3. If a court of competent jurisdiction holds any provision of this § 230-5.12 invalid, the remainder of this § 230-5.12 shall not be affected thereby. The invalidity of any section or sections, or parts of any section or sections, of this bylaw shall not affect the validity of the remaining sections or parts of sections or the other bylaws of the Town of Mansfield.

Mansfield Station Revitalization Overlay District



Legend		Road Classification		Hydro_Line	
	Current TOD		Limited Access Highway		Intermittent Stream or Brook
	Building		Multi-lane Hwy, not limited access		Single-line Stream or Brook
	Town Boundary		Other Numbered Highway		River & Streams
	Parcels		Major Road, Collector		Ponds & Lakes
	Rail Road		Minor Road, Arterial		Wetlands
	Subdistrict Boundary				

- A** SUBDISTRICT A
- B** SUBDISTRICT B
- C** SUBDISTRICT C
- A-Ext** SUBDISTRICT A-Ext

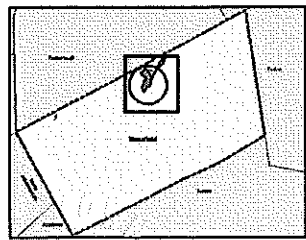
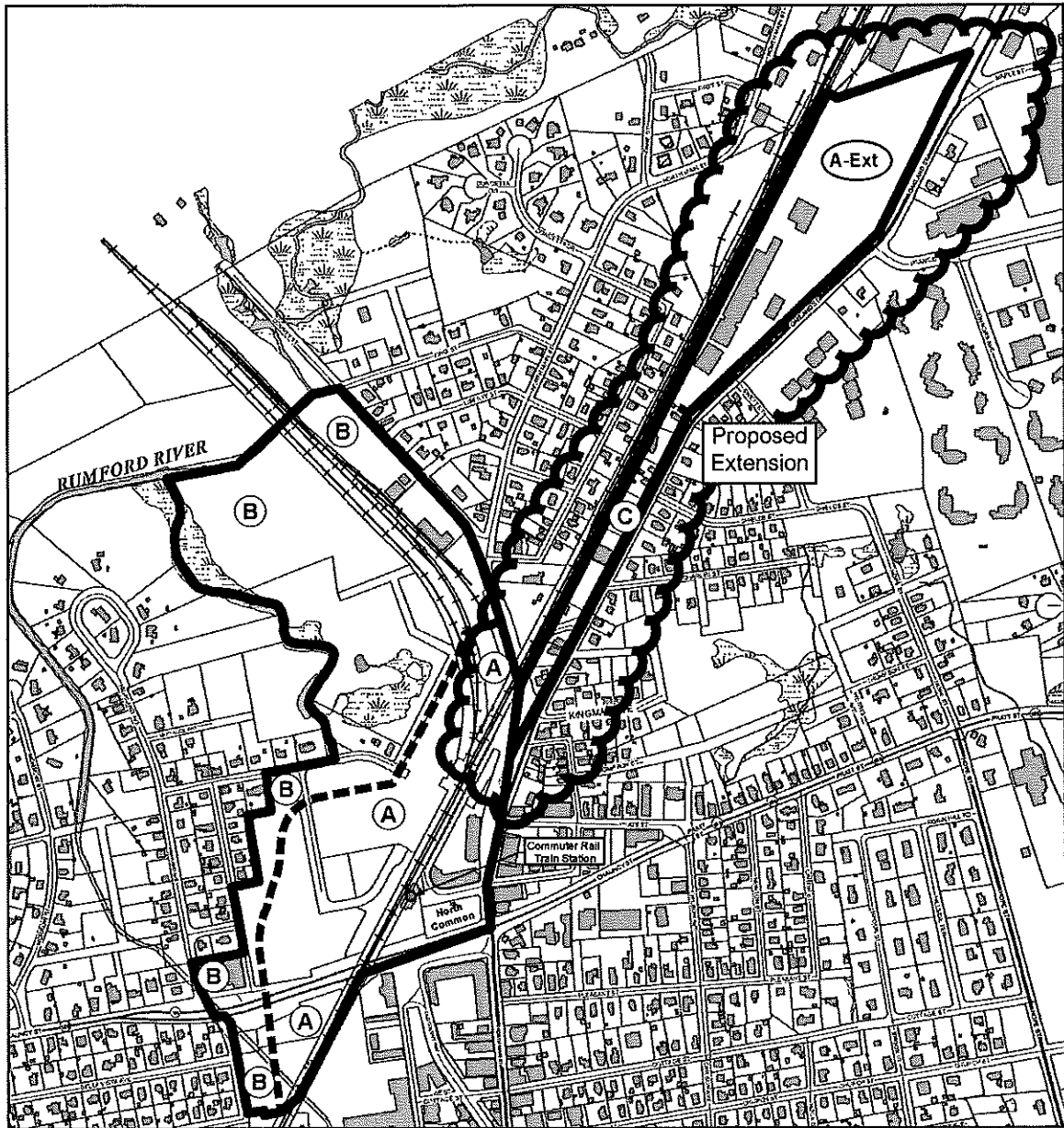


Notes: North of Rte. 106 Subdistrict boundary line is approximate and shall align with the eastern limit of the future Right-of-Way. South of Rte. 106 the Subdistrict line shall be offset 100 feet from the western edge of the overlay boundary.



DISCLAIMER
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Mansfield Station Revitalization Overlay District



Legend

Current TOD	Limited Access Highway	Intermittent Stream or Brook	SUBDISTRICT A
Building	Multi-lane Hwy, not limited access	Single-line Stream or Brook	SUBDISTRICT B
Town Boundary	Other Numbered Highway	River & Streams	SUBDISTRICT C
Parcels	Major Road, Collector	Ponds & Lakes	SUBDISTRICT A-Ext
Rail Road	Minor Road, Arterial	Wetlands	
Subdistrict Boundary			

Hydro Line

Notes: North of Rte. 106 Subdistrict boundary line is approximate and shall align with the eastern limit of the Future Right-of-Way. South of Rte. 106 the Subdistrict line shall be offset 300 feet from the western edge of the overlay boundary.

0 400 600 Feet

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MOTION PASSED BY A MAJORITY SHOW OF HANDS

Marianne E. Staples, Mansfield Town Clerk

A handwritten signature in black ink, appearing to read 'Marianne E. Staples', is written over the printed name of the town clerk.