



# 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 17: Special Permit for Open Space Percentage Relief**

To see if the Town will vote to amend Section 230-4 of the Zoning By-law by adding a new section 4.10 to create a special permit procedure for relief from the open space requirement in certain zoning districts, or to take any other action related thereto.

SPONSOR: Planning Board

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*Explanation: The purpose of this proposed zoning bylaw amendment is to add a dimensional special permit to be issued by the Planning Board (noticed public hearing with the ability to approve, approve with conditions, deny) in order to provide flexibility for reuse/expansion of PBD and Industrially zone land where the open space minimum is limiting redevelopment. This article implements Master Plan Strategy 5.a.ii. to "review existing zoning and allowable uses in the business parks to ensure maximum flexibility on the part of the Town to allow property owners to adapt to changing market demands."*

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## ARTICLE 17-VOTE

**Article 17:**

Moved, that Section 230-4 of the Zoning By-law be amended as set forth below (additions indicated by **bold**).

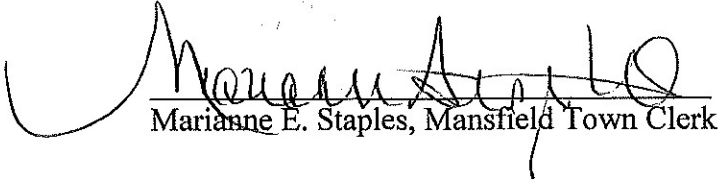
**§ 230-4.10 Special Permit for Open Space Percentage Relief**

**The Planning Board may grant a special permit for a reduction of up to 25% of the minimum percentage of open space in the Planned Business District (PBD), Industrial 1 (I1), Industrial 2 (I2), and Industrial 3 (I3) (as listed in Schedule 4.2B) based on the following criteria:**

- **Demonstrate a functioning stormwater management plan**
- **Demonstrate inability to implement roof garden or green roof**

- **Enhanced landscaped buffer areas along road frontage(s) or along property lines abutting residential uses (with maintenance plan)**
- **Payment to the Master Plan Implementation Donation Fund in an amount equal to 5% of the total construction cost of the additional floor area allowed by special permit.**

**MOTION PASSED BY A 2/3 MAJORITY SHOW OF HANDS**



Marianne E. Staples, Mansfield Town Clerk