

Thursday, January 8, 2026
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES

Members Present: Paul Stern, Will Bigl, Martina Wharton, and Robyn Barnett

Staff Members Present: J. Kaufman, Director of Planning and Development and J. Woodmansee, Assistant Director of Planning and Development

Public Present: Annetta Miller and Peter Simoncelli

1. Call to order:

- a. Meeting called to order at 5:04 pm and proceeded with roll call.

2. Approval of Minutes

- a. M. Wharton moved to accept the minutes as presented. W. Bigl seconded. Motion passed unanimously.

3. Opportunity for Public Comment

- a. P. Simoncelli gave a summary of his professional experience, including finance of affordable housing with CHFA.

4. Old Business: None

5. New Business

- a. Election of a Vice Chair is tabled.
- b. J. Kaufman reviewed the charge and committee responsibilities. P. Stearn noted the need for housing for those individuals with income less than 80% AMI. Members discussed the need to study and understand HB8002. P. Stearn reported that he and staff will be attending the CCAPA event regarding CT New Housing Legislation on Thursday, January 22nd in Cromwell.

6. Staff Report

- a. J. Kaufman reported on the involvement on the COG's in HB8002.
- b. J. Woodmansee has been hired as the Assistant Director of Planning and Development.
- c. P. Stearn discussed infrastructure availability.
- d. Town Council will vote to opt into CMDA on Monday, January 13th. As part of this program, Mansfield's zoning regulations will be evaluated to determine if they are likely to substantially increase housing in a certain district. The walkable downtown district is defined by Statute but may include Four Corners, Downtown Storrs, and the Eastbrook Mall area. J. Kaufman discussed the three (3) public water systems in Mansfield and the current challenge regarding capacity from CT Water in

Northwest Mansfield and capacity with UConn for wastewater. Members discussed existing neighborhoods and developments that are currently served by community wells.

7. Communications

a.

8. Future Meetings/Agendas

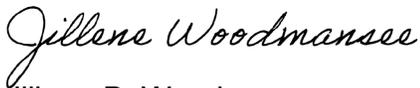
a. February 5, 2026 at 5pm.

b. C.G.S. 8-30g

9. Adjournment

Paul Stern motioned to adjourn meeting and Will Bigl seconded. Motion approved unanimously and meeting adjourned at 6:05 pm.

.Respectfully submitted,



Jillene B. Woodmansee

Assistant Director of Planning &
Development