

**MINUTES**

**Members Present:** S. Accorsi Z. Anglin, B. Chandy, J. DeVivo, K. Fratoni, K. Rawn, C. Wutsch , V. Ward

**Members Absent:** P. Aho,

**Alternates Present:** A. Marcellino, J. Walters, R. Zaciek

**Alternates Absent:**

**1. CALL TO ORDER AND ROLL CALL**

Chandy called the meeting to order at 6:08 p.m. Members present are Anglin, Accorsi, Chandy, DeVivo, Fratoni, Rawn, Wutsch and Alternates Marcellino, Walters, and Zaicek. Alternates Marcellino was seated for absent member Aho.

**2. CONSENT AGENDA**

**A. Approval of Minutes**

Rawn MOVED, DeVivo seconded, to approve the Consent Agenda as presented.

Motion PASSED unanimously.

Motion passed by consent;

- Move to approve the December January 20, 2026, PZC Meeting Minutes.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

A. P1372-3-Application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9).

J. Kaufman provided an overview of the Application.

Commission members and staff discussed: fair housing marketing plan, price differential between affordable units at 80% and 50% and merits of hiring a peer review consultant

DeVivo MOVED, Ward seconded, to receive the application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9), PZC File Number P1372-3, schedule a public hearing for Monday, March 16 at 6:05 pm, and refer said application to the Affordable Housing Committee and Town Attorney for review and comment.  
Motion PASSED unanimously.

**5. ZONING REGULATIONS AND GUIDELINES**

**6. REPORTS FROM OFFICERS AND COMMITTEES**

- A. Chairman's Report
- B. Regional Planning Commission
- C. Regulatory Review Committee-next meeting on 2/19 at 5 pm.
- D. Planning and Development Director's Report
- E. Other Committees
- F. Other-[Town of Mansfield CEPA Scoping Comments 1-27-2026 Final](#)

**7. COMMUNICATIONS AND BILLS**

- A. Commission Communications
- B. Advisory Committee Comments
- C. Referrals

**8. ADJOURNMENT**

- A. Chandy adjourned the meeting at 6:30 p.m.

Respectfully submitted,



Jennifer Kaufman  
Director of Planning and Development