

Thursday, February 5, 2026
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES

Members Present: Paul Stern, Will Bigl and Robyn Barnett

Members Absent: Martina Wharton

Staff Members Present: J. Kaufman, Director of Planning and Development, J. Woodmansee, Assistant Director of Planning and Development, Y. Figueroa, Adult Case Worker Mansfield Human Services

Applicants Present: Attorney Amy Souchuns, Attorney Sara Sharp, Chase Powell, Landmark, Pritesh Patel, Landmark

Public Present: Annetta Miller

1. Call to order:

- a. Meeting called to order at 5:05 pm and proceeded with roll call. No quorum is present.

2. Approval of Minutes

- a. Tabled.

3. Opportunity for Public Comment

4. Old Business

5. 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).**

Attorney Amy Souchuns, counsel for Landmark reviewed the three (3) modifications to the special permit requested by Landmark:

- 1. Switch from qualifying tenants utilizing the LIHTC standards to the Section 8 standards;
- 2. Pay a \$1.7 million dollar fee in lieu to the Town to convert the 17 units set aside as workforce housing (120% of AMI) to market rate units, and
- 3. Reduce the number of units that are set aside for individuals earning 80% AMI from 35 to 18 and have 10 of those 18 be available to individuals earning 50% of AMI.

The following items were discussed: the flyer that was distributed to mailboxes stating incorrectly that the price for the affordable units was “per bedroom”; current leasing of

eight of the affordable units and zero of the workforce units, and the challenges with leasing these units; the proposal to make ten units deeply affordable to better serve those in need; challenges with utilizing the LIHTC program to qualify tenants, which is restricting some applicants; workforce unit rents can exceed the market rents on some unit types; incentives offered by The Standard; HUD calculations of maximum rents; utilization of Section 8 vouchers; financial implications of maintaining units at 80% and 50% AMI as compared to market-rate units; how the \$1.7 fee in lieu was calculated using the same methodology as when the development was first approved; paper applications not being available, which can be a barrier for some applicants; and Section 8 allowing anyone meeting income restrictions and over the age of 24 to be eligible, which will include graduate and Ph.D. students.

Stern requested that the spreadsheet of rent calculations be shared with the Committee for further review and Powell agreed.

Staff discussed the potential need for scheduling special meeting if a quorum could be present.

6. Plan of Conservation and Development – Housing Chapter

Kaufman reported that a first draft of Chapter 7 related to Housing has been received by staff and is currently under review. The chapter will be distributed to this Committee soon.

7. Staff Report

- a. Staff and P. Stern attended the CCAPA conference on HB8002 on January 22nd. Presentations are available at https://planning-org-uploaded-media.s3.amazonaws.com/documents/CCAPA_Housing_FINAL_1.22.26.pdf

8. Communications

None

9. Future Meetings/Agendas

- a. March 5, 2026, at 5pm.
- b. C.G.S. 8-30g

10. Adjournment

Stern adjourned meeting and 6:40 pm.

.Respectfully submitted,



Jillene B. Woodmansee

Assistant Director of Planning & Development