

Tuesday, February 7th, 2023

Hybrid Meeting

<https://mansfieldct.gov/video>

MINUTES

Members Present (In Person): Michael Accorsi, Sheila Amdur, Will Bigl, Gina DeVivo Brassaw

Members Absent: Katie Fratoni and Aida Gradiscevic, Kylee Dostie, Planning and Zoning Intern

Staff Members Present (In Person): J. Kaufman, Director of Planning and Development; Dorothy Del Valle, Community Assistance Coordinator

Public Present (In Person): Angela Wang

Public Present (Virtual): Paul Stern

1. Call to order:

Sheila Amdur called the meeting to order at 5:04 pm

2. Approval of Minutes:

a. January 4th, 2023

Minutes of the meeting will be amended to reflect the correct spelling of Jane Fried. Will Bigl motioned to accept the minutes as corrected and Michael Accorsi seconded. Motion passed unanimously.

3. Opportunity for Public Comment

Paul Stern, asked the committee to support the PZC initiated amendment to raise the affordable housing set aside required from 10% to 15%. In addition, to review the density provision as well as the additional units which count toward market. He also stated the payment in lieu should be evaluated as the fee may not be enough for the Town to create more affordable housing units.

4. Old Business

5. New Business

a. PZC Initiated Amendments to Article 10, Section W Related to Affordable Housing (PZC File 907-54) and Article 3, Section A: Establishment of a Temporary and Limited Moratorium on Design Multiple Residence (DMR) Zone and the Pleasant Valley Residential Agriculture (PVRA) Zone

- i. The committee discussed at length the proposed amendment: Article 10, Section W, 4.A. After much discussion, Gina DeVivo Brassaw motioned to recommend PZC to raise the percentage from 10% to 15%. Will Bigl second. Motion passed unanimously.
 - ii. Payment in Lieu of was also discussed by the committee. Will Bigl motioned to recommend PZC to increase the payment of lieu review the density bonus to ensure affordable units are built. Gina DeVivo Brassaw second. Motion passed unanimously.
 - iii. The committee then discussed Article 3, Section A: Establishment of a Temporary and Limited Moratorium on Design Multiple Residence (DMR) Zone and the Pleasant Valley Residential Agriculture (PVRA) zone. Discussion centered on the support of this moratorium and how there was a need for a pause at this time. As a result, Michael Accorsi moved to support the temporary and limited moratorium on development within the Design Multiple Residence (DMR) and Pleasant Valley Resident Agriculture (PVRA) zones. Gina DeVivo Brassaw Second. Motion passed unanimously.
 - iv. Sheila Amdur encouraged committee members to attend the PZC meeting February 21st, 2023 to speak to the above discussion.
- b. Priorities for allocating funds from Trust Fund**
- i. Committee had a lengthy discussion around these priorities and what data is needed to determine the needs assessment of the community.
 - ii. Kylee Dostie and Sheila Amdur have been working on this. In addition, Sheila will be reaching out to the Housing Authority, Juniper Hill as well as surrounding nonprofit agencies. It was suggested the Housing Authority be invited to the next meeting as a speaker.
 - iii. Gina DeVivo Brassaw suggested the committee read the Affordable Housing Plan and have the plan added to the next agenda for discussion.
- c. FY 2024 Budget**
- i. Jennifer Kaufman stated that the \$1.7 million fee in lieu payment obtained as a result of the Standard at Four Corners may not be able to be used until the development has been complete. For this reason, as part of the Planning Departments Capitol budget she has requested that the Town

make a contribution of \$100,000 to Affordable Housing Trust fund each year for five years.

d. Committee Vacancy

- i.** April Morin has resigned from committee.
- ii.** Jennifer Kaufman explained Committee on Committees has change their charge and wants committees an endorsement and/or the candidate should been introduced to the group. Then the candidate needs to submit an application online for the opening.
- iii.** Paul Stern voiced his interest in becoming a member. He stated he owns a bed and breakfast in town, is a landlord, a part-time professional journalist as well as being well versed in politics. He believes affordable housing is a critical issue in Mansfield and does not want all the housing to become overpriced student housing. He also applied when the committee was first formed but due to traveling conflicts could not make the initial interview.

6. Communication

No other communication

7. Future Meetings

March 7th, 2023

8. Adjournment

Motion to adjourned meeting at 6:29 pm.

Minutes respectfully submitted by Dorothy Del Valle, Community Assistance Coordinator