

AGENDA

This meeting will start immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available
at <https://mansfield.civieweb.net/document/234193/?splitscreen=true>

HYBRID MEETING

In accordance with PA 22-3, this meeting will be held Hybrid. This meeting may be viewed live at <https://mansfieldct.gov/video>. A video recording of the meeting will be available on YouTube at "MANSFIELD CONNECTICUT STREAMING CHANNEL" (<https://mansfieldct.gov/video>) no more than seven (7) days after the meeting. Please email planzonedept@mansfieldct.org or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to participate remotely.

The Planning and Zoning Commission receives public comment outside of a public hearing in writing only. Submit comments via email at planzonedept@mansfieldct.org, or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268. To be included in the current meeting packet comments must be received before 3:00 pm on the day of the meeting. Written public comment received after 3:00 pm on the day of the meeting will be shared at the next meeting.

Items marked with an () were uploaded to the packet after the initial publication.*

1. **CALL TO ORDER AND ROLL CALL**
2. **CONSENT AGENDA**
 - A. **Approval of Minutes** 3 - 5
[02-17-2026 PZC Minutes](#)
 - B. **Zoning Agent Report**
3. **OLD BUSINESS**
4. **NEW BUSINESS**
 - A. **Conceptual Development Review in Accordance with § 190-32E(2) of the Planned Housing Design District Regulations-Carriage House Redevelopment** 6 - 32
[Staff Memo-Conceptual Devel Review](#)
[Planned Housing Design District Regulations](#)
[Carriage House Redevelopment Conceptual Plan](#)
 - B. **POCD-Status and Schedule** 33 - 34
[Staff Memo-POCD timeline schedule](#)
 - C. **Public Act 25-1- Implications for Mansfield and Next Steps** 35 - 205
[PA25-1 PZC Staff Memo](#)

[CCAPA Housing Slides](#)

[CT COG Summary of PA 25-1 02-2026](#)

[Housing-Growth-Plan-Flowchart-Final-01302026 - CROG](#)

5. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
- C. **Regulatory Review Committee**
- D. **Planning and Development Director's Report**
- E. **Other Committees**
- F. **Other**

6. COMMUNICATIONS AND BILLS

- A. **Communications**
[Level A Approval Letter-CWC-Old Eagleville Wellfield](#)
- B. **Advisory Committee/Commission Communications**
- C. **Referrals**

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7. ADJOURNMENT