

**MINUTES**

- Members Present:** S. Accorsi, P. Aho, Z. Anglin, B. Chandy, J. DeVivo, K. Fratoni, K. Rawn, V. Ward, C. Wutsch
- Members Absent:**
- Alternates Present:** A. Marcellino, R. Zaciek
- Alternates Absent:** J. Walters
- Staff Present:** J. Kaufman Director of Planning and Development;  
J. Woodmansee, Assistant Director of Planning and Development;  
M. Stankov, Environmental Planner/Inland Wetlands Agent  
S. Forand, Administrative Assistant Specialist

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

Aho called the meeting to order at 6:40 p.m. Members present are Accorsi, Aho, Anglin, Chandy, DeVivo, Fratoni, Rawn, Ward, Wutsch and Alternates Marcellino and Zaicek. No Alternates were seated.

**2. CONSENT AGENDA**

- A. **Approval of Minutes**  
B. **Zoning Agent Report**

Rawn MOVED, Accorsi seconded, to approve the Consent Agenda as presented. Accorsi noted she watched the recording.

Motion PASSED unanimously.

Motion passed by consent;

- Move, to approve the February 17, 2026 PZC meeting minutes.

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**

J. Kaufman provided a brief overview of the project.

E. Seeman, Robinson & Cole, presented a detailed overview of the project for the Applicant.

J. Lutz, Urban Practice, provided an overview of the architectural design styles

D. Smolev, SR UConn RE Partners, presented an overview of the affordable/workforce off site potential solution.

Commission members, staff and applicant discussed the following;

- **Affordable Housing:** The possibility of converting market-rate units instead of providing on-site affordable housing as a means of meeting the Town's affordable housing requirements.
- **Parking:** The location of parking areas and the amount of parking needed.
- **Housing for Different Life Stages:** How the project design could incorporate features that appeal to residents at different life stages and with varying abilities.
- **Mechanical Equipment:** How mechanical systems would be screened from view.
- **Infrastructure:** The availability and capacity of water and sewer services.
- **Property Management:** Whether on-site property management would be provided.
- **Lighting:** The design and placement of site lighting.
- **Landscaping:** The overall landscape plan and integration of plantings within the site.
- **Courtyard Use:** How the rear courtyards would be used and whether residents would have access to outdoor spaces.
- **Public Transportation:** Access to public transportation, including frequency and convenience, particularly for travel to UConn without needing a car.
- **Building Façade and Scale:** Architectural design, building façade treatments, and overall scale of the buildings in relation to the surrounding area.

B. **POCD-Status and Schedule**

J. Kaufman provided a project update on the POCD and its upcoming schedule of various meetings.

C. **Public Act 25-1- Implications for Mansfield and Next Steps**

J. Kaufman provided a detailed overview on Public Act 25-1 and the implications for Mansfield. Most importantly middle housing, residential parking, housing group plan.

**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
- B. Advisory Committee/Commission Communications
- C. Referrals

**7. ADJOURNMENT**

Aho adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Sandy Forand  
Administrative Assistant Specialist