

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/234237/?splitscreen=true>

### HYBRID MEETING

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 [delvalled@mansfieldct.org](mailto:delvalled@mansfieldct.org) or call 860.487.9871 by 3:00 PM on the day of the meeting to receive instructions for how to participate remotely.

Public comment can be provided during the opportunity for public comment portion of the meeting in person. Additionally, public comment can be phoned in live. Please email [forands@mansfieldct.org](mailto:forands@mansfieldct.org) or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions. Written public comment will be also accepted by email at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or by USPS to the Mansfield Town Hall, Planning and Development Department, 4 South Eagleville Rd, Mansfield, CT 06268 before the meeting and preferably by 3 pm on March 5, 2026.

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

2. **APPROVAL OF MINUTES**

- a. [02.05.2026 AHC Minutes](#) 3 - 4

3. **OPPORTUNITY FOR PUBLIC COMMENT**

4. **OLD 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).** 5 - 62

[The-Standard-at-Four-Corners-LLC Special Permit Modification Application](#)

[Affordable Housing Modification Narrative](#)

[Affordable Marketing Efforts 2025](#)

[Originally Approved Affordable Housing Plan](#)

[Recorded Declaration of Restricted Covenants-Affordable Housing](#)

[Recorded Special Permit](#)

[Staff Memo 190-23E -Interpretation](#)

[02-17-2026 PZC Minutes](#)

On February 17, 2026, the PZC interpreted § 190-23E of the Mansfield Zoning Regulations as allowing alternative means of compliance only in the ways expressly described in the regulation, specifically through the conversion of existing market-rate units to income-restricted units, and not as allowing, after issuance of a certificate of zoning compliance, a payment in lieu of required on-site affordable and/or workforce housing units or a

reduction, reconfiguration, or modification of the number, type, or income levels of such units.

On March 2, 2026, the applicant formally withdrew their request for a fee-in-lieu of workforce units and their request to reduce the total number of affordable units (including the proposed conversion to a reduced number of units at 50% AMI).

The applicant continues to request that the Planning and Zoning Commission apply the Section 8 standard in place of the current LIHTC student exemption.

**5. NEW BUSINESS**

- a. **Review of draft of Chapter 7 (Housing) of the 2025 update to Mansfield's Plan of Conservation and Development.** 63 - 87  
[POCD Draft Housing Chapter Text 3-2-2026](#)  
[POCD Draft Housing Chapter Action Plan 3-2-2026](#)

**6. STAFF REPORT**

**7. COMMUNICATIONS**

- a. [2025 Affordable Housing Appeals List](#) 88 - 93  
[Notice DOH 2026-01 - Affordable Housing Land Use Appeals List 2025](#)
- b. [Tyche-Halloran March 11 HB 8002 Workshop Invite](#) 94

**8. FUTURE MEETINGS**

- a. **Next meeting Thursday, April 2, 2026 at 5pm**

**9. ADJOURNMENT**