

**MINUTES**

<b>Members Present:</b>	P. Sterns, W. Bigl, A. Miller, M. Wharten
<b>Members Absent:</b>	R. Barnett
<b>Guests Present:</b>	J. Armstrong, Assoc. Dean of Students
<b>Applicants Present:</b>	Attorney Amy Souchuns and Chase Powell, Landmark Properties
<b>Staff Present:</b>	J. Kaufman Director of Planning and Development J. Woodmansee, Assistant Director of Planning and Development Y. Figueroa, Adult Case Worker

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

The meeting was called to order at 5:02 p.m.

**2. APPROVAL OF MINUTES**

A. M Wharten MOVED, W. Bigl seconded to approved the February 5, 2026, minutes as presented

Motion PASSED unanimously.

**3. OPPORTUNITY FOR PUBLIC COMMENT**

J. Armstrong discussed "high need" students at the University and how financial aid plays a role in housing costs. He noted that they University does not provide affordable housing for students, aid comes in the form of financial aid, grants, scholarships and private loans.

**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).**

J. Kaufman reviewed the current application that is to be considered by the Planning and Zoning Commission on March 16, 2026, relative to changing the qualification for the affordable and workforce units from LITCH to Section 8 and the distinct difference regarding the qualification of students. Attorney Souchuns discussed leasing challenges The Standard has experienced and how the change to Section 8 may benefit individuals needing affordable housing and that another development in town was approved with the Section 8 standards. Staff discussed the affordable housing requirements for the development approved at 497 Middle Tpke. P. Stearn questioned how students qualify for Section 8 vouchers.

P. Stearn provided his comments on the application including the underlying problem of high rent, and that lowering the standard to Section 8 doesn't serve the non-student population. P. Stearn noted his preference not to recommend the change to Section 8 at this time in order to give time for a comprehensive review of the inclusionary zoning provisions.

Members discussed the number of citizens who are cost-burdened for housing. Y. Figueroa noted that utilities and rent lead to housing cost burden for individuals. The Standard includes utilities in the rent.

C. Powell noted the applicants who were turned away strictly due to their student status and the current leases that have been signed. The number and affordable unit mix was discussed. Attorney Souchuns discussed the 3-bedroom units and how unlikely they are to fill with students.

When members were polled, 2 members supported the change to Section 8, 1 member did not support the change, and 1 member abstained from commenting.

**5. NEW BUSINESS**

A. **Review of draft of Chapter 7 (Housing) of the 2025 update to Mansfield's Plan of Conservation and Development.**

J. Kaufman reviewed each goal and strategy from Chapter 7 of the POCD update and Committee members provided feedback and editing suggestions.

**6. STAFF REPORT**

J. Kaufman discussed the affordable housing appeals list and provided keep points from the new housing bill and an upcoming training presented by Tyche and Halloran and Sage on the new housing bill.

**7. COMMUNICATIONS**

**8. FUTURE MEETINGS**

A. Next meeting Thursday, April 2, 2026 at 5pm

**9. ADJOURNMENT**

P. Stearn adjourned the meeting at 6:35 p.m.