

Thursday, May 4th, 2023
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES - Draft

Members Present (In Person): Michael Accorsi, Sheila Amdur, Gina DeVivo Brassaw, Paul Stern

Members Present (Virtual): Katie Fratoni

Members Absent: Aida Gradiscevic, Will Bigl

Staff Members Present (In Person): J. Kaufman, Director of Planning and Development/Senior Planner/Inland Wetlands Agent; Dorothy Del Valle, Community Assistance Coordinator; Kylee Dostie, Planning and Zoning Intern

Public Present (In Person): No members of public present

1. Call to order:

Sheila Amdur called the meeting to order at 5:12 pm

2. Approval of Minutes:

a. March 28th, 2023

Paul Stern moved to approve minutes as written and Michael Accorsi seconded. Motion passed unanimously.

b. April 20th, 2023

Minutes will be amended to reflect the correct spelling of Paul Stern's name. Paul Stern moved to approve the minutes as corrected and Michael Accorsi seconded. Motion passed unanimously.

c. Final letter to PZC – in lieu of fees

Was sent to PZC and after much discussion committee agreed to meet with PZC in May with a presentation of their concerns about the fee in lieu is too low and should be raised. Kylee and Sheila will work on a presentation.

i. Formula of fee in lieu calculation was discussed at great length.

ii. Special meeting will be set up for prior to the next PZC meeting.

3. Opportunity for Public Comment

There was no public comment.

4. New Business

- a. P1379-Villages at Four Corners Mixed-Use Development Affordable Housing Plan
 - i. Presentation was supposed to be provided to committee; however this will be moved to June 1st, 2023.
 - ii. Committee discussed in great length a fee in regards to monitoring affordable housing units to meet the plan submitted initially.
 - iii. Jennifer Kauffman will provide committee with a summary version of the application.

5. Old Business

- a. Housing Trust Fund Application Draft
Kylee and Sheila will work together to merge the committee's draft application with Stafford's housing application.

6. Staff Update

- a. Committee discussed at great length the Tolland County AMI income levels and rents in set-aside units. In addition, committee decided to add points of discussion to the presentation to PZC.
- b. Use of \$1.7 million now in Housing Trust Fund
Committee decided to get additional clarification in reference to fund and what is the policy.
- c. Affordable Housing set aside units and exceedance of Section 8 Fair Market Rent
Committee decided to get additional clarification in reference to above statement.

7. Communications

- a. Letter of PZC – was discussed early in this meeting.
- b. Reaching the State's 10% Affordable Housing Goal
Committee discussed in length 830g vs state's 10%
- c. Priorities of Housing Trust Fund and Issues to resolve
Committee discussed at length the priorities to address and issues to resolve.
- d. Summary of Town Manager's report
Gina will continue work on submissions and provide them to Jennifer Kauffman for every other month.

8. Future Meetings

- a.** Special Meeting – May 18th, 2023
- b.** Regular Meeting – June 1st, 2023 – Discussion of Middle Housing
- c.** Other upcoming meetings

9. Adjournment

Paul Stern moved to adjourned meeting at 6:51 pm.

Minutes respectfully submitted by Dorothy Del Valle, Community Assistance Coordinator