

AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/57196/>

In accordance with PA 22-3, meeting participants may also attend virtually. To join via zoom - <https://mansfieldct.zoom.us/j/88094494510> Meeting ID: 880 9449 4510 Passcode: 054671. Please email ddelvalle@mansfieldct.org or call 860-487-9871 by 3:00pm on the day of the meeting to receive instructions for how to view, listen, or comment live. A video recording of the meeting will be available on YouTube at “MANSFIELD CONNECTICUT STREAMING CHANNEL” (<https://mansfieldct.gov/video>) within seven (7) days after the meeting.

Public Comment will be accepted by email to ddelvalle@mansfieldct.org or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268 and must be received by 3:00pm on the day of the meeting to be shared at the meeting (public comment received after the meeting will be shared at the next meeting).

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- a. [04523_AH_Minutes](#) 3 - 5
- b. [18523_AH_Minutes](#) 6 - 7

3. OPPORTUNITY FOR PUBLIC COMMENT

4. NEW BUSINESS

- a. **P1379-Villages at Four Corners Mixed-Use Development Affordable Housing Plan** 8 - 46
The complete application and associated materials can be downloaded [here](#). The Development Impact Statement and peer review comments are linked below to assist in your review,
[P1379-Staff Committee and Agency Referral](#)
[P1379 - Village at Four Corners Statement of Use and Development Impact Statement revised to May 1 2023](#)
[Peer Review Comments--Villages at Four Corners-5.11.2023](#)
- b. **P1380-497 Middle Turnpike 262 Multi-family Units** 47 - 148
The complete application and associated materials can be downloaded [here](#). The Development Impact Statement and peer review comments are linked below to assist in your review,
[P1380-Staff Committee and Agency Referral](#)
[P1380 - 497 Middle Turnpike Statement of Use - Development Impact Statement](#)
[Peer Review_497 Middle Turnpike_Rev 1 -05252023](#)
- c. **Procedures for Special Meetings**

5.	OLD BUSINESS	
a.	Housing Trust Fund Draft Application Draft - Housing Trust Fund App prototype	149 - 158
b.	Priorities for Housing Trust Fund Priorities for Housing Trust Fundraft 1	159
6.	STAFF REPORT	
7.	COMMUNICATIONS	
a.	HS - Data	160
b.	Will CT legislators pass zoning reforms before they run out of time? (ctmirror.org)	
c.	Hartford business building converted to housing -- including affordable	
d.	The fallacy of the 10% calculation	
8.	FUTURE MEETINGS	
a.	Updating Mansfield Housing Data	
b.	Methods for funding the Housing Trust Fund, including from tax revenues	
c.	Discussions with non-profit developers	
d.	Exploration of innovative ways to promote Affordable Housing: Middle Housing, Modular housing, Mixed income developments, land banking.	
e.	Presenting recommendations to the Town Council on Housing Priorities, funding, and actions needed	
9.	ADJOURNMENT	