

Thursday, June 1st, 2023
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES

Members Present (In Person): Michael Accorsi, Sheila Amdur, Will Bigl, Paul Stern

Members Present (Virtual): Katie Fratoni

Members Absent: Gina DeVivo Brassaw, Aida Gradiscevic

Staff Members Present (In Person): J. Kaufman, Director of Planning and Development/Senior Planner/Inland Wetlands Agent; Dorothy Del Valle, Community Assistance Coordinator; Allison Maynard, Director of Human Services

Presenters of P1379-497 Middle Turnpike: Jacob Entell, Ela Cole, Chuck Lee, and Joseph Williams

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

1. Call to order:

Sheila Amdur called the meeting to order at 5:01 pm

2. Approval of Minutes:

a. April 5th & May 18th, 2023

Paul Stern moved to approve minutes as written and Will Bigl seconded. Motion passed unanimously.

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. Item has been tabled.

b. P1379-497 Middle Turnpike 262 Multi-family units

i. Presentation was given to the committee with an overview of the site plan, amenities and the various residential concept units proposed in the project.

- ii. Q&A followed presentation with lengthy discussion around marketing, Affordable Housing, income qualifications, etc.
- c. Procedures for Special Meetings
 - i. Committee reminded to follow agenda as well as type. (i.e. virtual versus in person)
- d. Committee drafted recommendation letter to P&Z about the application.
 - i. Mike Accoursi motioned to approve application and draft recommendation letter with Paul Stern to finalize recommendation letter. Will Bigl seconded. Motion passed unanimously.

5. Old Business

- a. Will Bigl motion to move items under section 8 into section 5. Paul Stern seconded. Motion passed unanimously.
- b. Priorities for Housing Trust Fund
 - i. Committee to provide Town Council with presentation in the near future.
 - ii. Jennifer Kaufman stated the Town Council is looking for the committee to set the priorities for the trust funds.
 - iii. Katie Fraton left at 6:22 pm. and Allison Maynard left at 6:23 pm.
 - iv. Committee discussed priorities at great length as well as the ordinance.
 - 1. Sheila is going to draft priorities and Paul Stern will finalize.
- c. Housing Trust Fund Application Draft
 - i. Committee decided to meet June 8th, 2023 to work on the application in person

6. Staff Update

7. Communications

8. Future Meetings

- a. To discuss Fee in Lieu
- b. Special Meeting – June 8th, 2023
- c. Regular Meeting – July 6th, 2023

9. Adjournment

Mike Accoursi moved to adjourn, seconded by Will Bigl meeting adjourned at 6:48 pm.

Minutes respectfully submitted by Dorothy Del Valle, Community Assistance Coordinator