

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/58555/?printPdf=true>.

In accordance with PA 22-3, meeting participants may also attend virtually by joining the following link:  
<https://mansfieldct.zoom.us/j/88094494510> Meeting ID: 880 9449 4510 Passcode: 054671. Please email [ddelvalle@mansfieldct.org](mailto: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](mailto: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. **June 1st, 2023** 3 - 4  
[010623\\_AH\\_Minutes](#)
  - b. **June 8th, 2023** 5 - 6  
[08623\\_AH\\_Minutes](#)
3. **OPPORTUNITY FOR PUBLIC COMMENT**
4. **NEW BUSINESS**
  - a. **Review of State Budget funds** 7 - 10  
[State Budget Funds](#)
  - b. **Special Permit Application of Yamei Development LLC** 11 - 107  
(Applicant/Owner) for a Mixed Used Development known as the Villages at Four Corners and Located at 1659 Storrs Rd and 625 Middle Turnpike, Assessor's Parcel IDs 8.15.12 and 8.15.11 (PZC File #1379).  
[P1379 - Application for Special Permit](#)  
[P1379 - Zoning Table and Overall Site Plan](#)  
[P1379 - Civil Site Plans](#)  
[P1379 - Architecture Plans](#)  
[P1379 - Village at Four Corners Impact Statement revised to May 1 2023](#)  
[P1379 - Appendix B Affordable Housing Plan](#)  
[P1379 - Storrs Rd-Residential Plans and Elevations 20230620](#)  
**P1379 Peer Review Comments and Responses** 108 - 119

**Revised Architectural Plans and Development Impact Statement (Including the Affordable Housing Plan) will be sent to you prior to the meeting. The applicant will be available at the meeting to answer questions and walk you through the plan.**

[P1379 - Weston and Sampson Villages at Four Corners 5.11.2023](#)

- c. [Omnibus Housing Bill](#)

**5. OLD BUSINESS**

- a. **Zoning Regulations Regarding Fee-in-lieu of Affordable Housing**
- b. **Revised Housing Trust Fund Application**  
[Trust fund application clean version 6-28-23](#)

120 - 129

**6. STAFF REPORT**

**7. COMMUNICATIONS**

- a. [Study Indicates Single Family Zoning Promotes Segregation](#)
- b. [U.S. Department of Energy Awards Wallingford Affordable Housing Complex Clean Energy Grant](#)
- c. [Summary of Housing Legislation Passed](#)
- d. [Column: The truth about our homelessness crisis: As Californians age, they are priced out](#)

**8. FUTURE MEETINGS**

- a. **August 3rd, 2023**

**9. ADJOURNMENT**