

Thursday, July 6th, 2023
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES

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

Members Present (Virtual): Will Bigl, Dorothy Del Valle, Community Assistance Coordinator, Aida Gradiscevic present at 5:07 pm; Allison Maynard, Director of Human Services present at 5:25 pm

Members Absent: Gina DeVivo Brassaw

Staff Members Present (In Person): J. Kaufman, Director of Planning and Development/Senior Planner/Inland Wetlands Agent

Presenters of P1379- 1659 Storrs Rd and 625 Middle Turnpike (Virtual): Paul Smith and Andy Graves

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

1. Call to order:

Sheila Amdur called the meeting to order at 5:00 pm

2. Approval of Minutes:

a. June 1st & June 8th, 2023

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

3. Opportunity for Public Comment

There was no public comment.

4. New Business

a. Review of State Budget Funds

i. Committee discussed State Budget at great length.

1. Committee believes they should be keeping track of State budget items around affordable housing as well as items concerning unoccupied buildings for affordable housing reuse.

- b. P1379 - 1659 Storrs Rd and 625 Middle Turnpike: Villages at Four Corners Mixed-Use Development Affordable Housing Plan
 - i. Presentation given to the committee with an overview of the site plan, maps, amenities and various residential units proposed in the project.
 - 1. Application pending P&Z approval.
 - ii. Q&A followed presentation with lengthy discussion around marketing, Affordable Housing units and size of units, income qualifications, etc.
 - 1. Application will be amended to include all Affordable Housing 3 bedroom units identified.
- c. Committee drafted letter to P&Z about the above application.
 - i. Michael Accorsi motioned to approve application and draft recommendation letter with Paul Stern to finalize recommendation letter. Will Bigl seconded. Motion passed unanimously.
- d. Committee discussed at length the code in regards to age restricted units.
 - i. Jennifer Kauffman will discuss this with the attorney.

5. Old Business

- a. Zoning Regulations Regarding Fee-in-lieu of Affordable Housing.
 - i. John Stern provided possible calculation for Fee-in-lieu and discussed with committee at length.
- b. Housing Trust Fund Application Draft
 - i. Committee completed work on the application and are at the point to give application to Jennifer Kauffman and attorney for review.
 - ii. Michael Accorsi moved the application to be review by Jennifer Kauffman and various identified parties then send back to the committee for a final review, collect comments for a final draft. Paul Stern seconded. Motion passed unanimously.

6. Staff Update

7. Communications

- a. Jennifer Kauffman stated the Community Open House on July 11, 2023, which involves several master plans and committee had further discussion.

8. Future Meetings

- a. Special Meeting – July 27th, 2023
- b. Regular Meeting – August 3rd, 2023

9. Adjournment

Paul Stern moved to adjourn, seconded by Michael Accorsi meeting adjourned at 6:32 pm.

Minutes respectfully submitted by Dorothy Del Valle, Community Assistance Coordinator