

**AGENDA**

This meeting will start immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available at [mansfield.civicweb.net/document/233560/?splitscreen=true](https://mansfield.civicweb.net/document/233560/?splitscreen=true)

**VIRTUAL MEETING**

In accordance with PA 22-3, this meeting will be held Hybrid. This meeting may be viewed live at <https://mansfieldct.gov/video>. A video recording of the meeting will be available on YouTube at "MANSFIELD CONNECTICUT STREAMING CHANNEL" (<https://mansfieldct.gov/video>) no more than seven (7) days after the meeting. Please email [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to participate remotely.

The Planning and Zoning Commission receives public comment outside of a public hearing in writing only. Submit comments via email at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org), or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268. To be included in the current meeting packet comments must be received before 3:00 pm on the day of the meeting. Written public comment received after 3:00 pm on the day of the meeting will be shared at the next meeting.

*Items marked with an (\*) were uploaded to the packet after the initial publication.*

**1. CALL TO ORDER AND ROLL CALL**

**2. CONSENT AGENDA**

- A. **Approval of Minutes** 3 - 5  
[01-20-2026 PZC Minutes](#)
- B. **Zoning Agent Report**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- A. **P1372-3-Application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9).** 6 - 58  
[The-Standard-at-Four-Corners-LLC Special Permit Modification Application](#)  
[Affordable Housing Modification Narrative](#)  
[Affordable Marketing Efforts 2025](#)  
[Originally Approved Affordable Housing Plan](#)  
[Recorded Declaration of Restricted Covenants-Affordable Housing](#)  
[Recorded Special Permit](#)

**MOVE to receive the application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9), PZC File Number P1372-3,**

schedule a public hearing for Monday, March 2 at 6:05 pm, and refer said application to the Affordable Housing Committee for review and comment.

**5. ZONING REGULATIONS AND DESIGN GUIDELINES**

**6. REPORTS FROM OFFICERS AND COMMITTEES**

A. Chairman's Report

B. Regional Planning Commission

C. Regulatory Review Committee

*Next Meeting is Scheduled for Thursday, February 19th at 5 pm*

D. Planning and Development Director's Report

E. Other Committees

F. Other

[Town of Mansfield CEPA Scoping Comments 1-27-2026 Final](#)

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**7. COMMUNICATIONS AND BILLS**

A. Citizen Communications

B. Advisory Committee/Commission Communications

C. Referrals

**8. ADJOURNMENT**