



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

HOUSING FOCUS GROUP

Wednesday, July 31, 2013 | 6:30 pm – 8:30 pm
Mansfield Community Center Community Room
Draft Minutes

Present- Jill Coghlan, Chun Long Liu, Peter Millman, John Armstrong, Ric Hossack, Lida Bilokur, Consultant: Larissa Brown, Goody Clancy Staff: Linda Painter, Jennifer Kaufman

- I. Introductions – Kaufman opened the meeting at 6:34 p.m. After member introductions, Kaufman asked if there were any changes or corrections to the minutes of the last meeting. No changes or corrections to the minutes were noted.
- II. Review and discussion of Draft Housing Strategy Report– Larissa Brown reviewed the Draft Housing Strategy with the Focus Group.
- III. Review and discussion of housing types and best practices – This item was not discussed.
- IV. Discussion –The focus group was generally positive about the strategy.
The following comments were made
 - Are we taking into consideration the boomerang generation?- Larissa stated that the plan generally addressed if we grow where do we grow.
 - Lida Bilokur asked what the maximum population of Mansfield could be. Larissa stated that it was dependent upon how an area is zoned and public services (ie water/sewer and transportation infrastructure). If a community has robust water/sewer/transportation infrastructure it can support more density.
 - Members asked, given the increased population of students UConn, where did the Town project they would live. Larissa stated that, although the town cannot control where off students live, we can generally assume that they will live in close proximity to UConn or ESCU.
 - Peter Millman was in support of allowing density in certain areas of Town to preserve less density in other areas of town.
 - The issue of community septic systems was raised as a barrier to cluster development. Linda discussed that perhaps through the Mansfield Tomorrow process, perhaps we can work with state agencies to determine if there is a way to remove some of the barriers to community septic systems to promote more cluster development/conservation subdivisions.
 - Larissa mentioned the idea of Natural Resource Protection Zoning as a way to preserve rural character. Goody Clancy will be reviewing this with the team's legal experts to see if it is feasible for Mansfield.

- John Armstrong felt that the Town should be clear about what it would like from the University in terms of housing students housed on campus. As the student enrollment grows, the University plans to work with landlords of multifamily units to incentivize off campus living. They will not be incentivizing students to move into single-family homes. In the UConn Next Gen plan there is funding for developing housing for 800 students.
- Affordability-the affordability section of the strategy was reviewed in detail. Members discussed the issue of inclusionary zoning and the difficulty Mansfield has had in using affordable housing deed restrictions. Larissa discussed newer models of implementation of these tools to ensure that the housing units remain affordable and are monitored. Peter Millman suggested that inclusionary zoning could be used in conjunction with a density bonus.
- Senior Housing-the idea of promoting a Naturally Occurring Retirement Community was mentioned
- Members discussed establishing design Guidelines for Hunting Lodge Road.
- The planned development areas were reviewed.

V. Public Comment – There were no public comments.

VI. Next steps and Adjourn – Brown requested that members forward comments on the draft strategies to mansfieldtomorrow@mansfieldct.org. Focus Group member comments will be integrated into the Draft Strategy. The strategy will then be integrated into the Plan of Conservation and Development. It is estimated that there will be a complete draft of the plan for public review and comment in the fall. The meeting adjourned at approximately 8:35 p.m.