TOWN OF STRATFORD

Planning Commission

November 17, 2026
MINUTES OF MEETING

The Planning Commission conducted a regular meeting on Tuesday November 17, 2026 at 6:30pm in Town of Stratford Council Chambers, 2725 Main Street, Stratford, CT pursuant to notice duly posted.

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STRATFORD TOWN CLERK

Presiding: Chair Joe Gerics
Members In Attendance:

- Joe Gerics – Zone 1 Chair
- Claire Barber – Zone 2
- Jennifer Budai – Zone 3 Vice Chair
- Andrea Corcoran – Zone 4

Members NOT Attendance: Kathleen Callahan

Alternate Members Attendance: Seth Levine
Alternate Members Absent: Karen Turman

Town Representatives in Attendance: Susmitha Attota – Planning & Zoning Administrator

I. **Call to Order** – Chair Gerics called the meeting to order at 6:34pm.

II. **Approval of Minutes** – Regular Meeting Minutes October 20, 2026
Chair Gerics accepted a motion from Mr. Levine to approve the minutes from the regular meeting on October 20, 2026, the motion seconded by Ms. Corcoran. The motion passed unanimously.

*Chair Gerics called for a motion to move up item: New Business – Stratford POCD Updated Proposal from Gold Coast Properties, LLC, on the agenda. Ms.

Corcoran motioned and seconded by Mr. Levine. The motion passed unanimously.

III. **New Business** – Stratford POCD Update Proposal from Gold Coast Properties, LLC

Steven Shapiro from Gold Coast Properties, LLC presented a proposal to incorporate a housing objective that would encourage the development of for-sale housing opportunities for first responders and teachers. He referenced recently enacted state legislation establishing a down-payment assistance program for eligible first responders and explained that similar housing opportunities could help public servants live in the communities they serve.

Mr. Shapiro suggested that appropriately located properties near fire stations, police stations, and schools could be considered for smaller-scale, for-sale residential developments. He explained that the concept could provide opportunities for eligible employees to build equity, establish roots in the community, and reduce commuting distances. He envisioned an initial 30-day marketing period exclusively for eligible first responders and teachers, after which any remaining units could be made available to the general public. He also indicated that developments could include a combination of market-rate and deed-restricted affordable units.

Commissioners asked questions regarding eligible purchasers, income restrictions, suitable property locations, and the potential percentage of affordable units. Mr. Shapiro clarified that the proposal was intended as a POCD policy concept, with specific zoning language, income limits, and development requirements to be determined through a future amendment process.

IV. **Zoning Commission Referrals** –

1. Multiple Amendments to Zoning Regulations

The Commission reviewed several proposed amendments to the Stratford Zoning Regulations that had been referred by the Zoning Commission. Ms. Attota provided an overview of the proposed changes and explained the reasoning behind each amendment. Discussion followed.

Transit-Oriented Development (TOD) – Dwelling Units

Ms. Attota proposed replacing the term "bedrooms" with "dwelling units" in Section 3.7.1(D) to clarify how residential density is calculated within the Transit-Oriented Development District. Ms. Attota explained that studios do not contain a separate bedroom but are still considered dwelling units. The proposed change would prevent developers from exceeding the intended number of units by classifying studio apartments separately from bedrooms.

Commissioners discussed whether this change could result in increased residential density, particularly because a three-bedroom apartment would count as one dwelling unit rather than three bedrooms. Ms. Attota explained that parking requirements

would remain unchanged and would continue to be based on the number of bedrooms. The Commission also discussed the need for a clear definition of "dwelling unit" within the regulations. Ms. Attota agreed to review the existing definitions and consider adding clarification.

Workforce Housing – Section 5.1.5(C)(2)

Ms. Attota explained that the proposed amendment would remove an outdated reference to a specific funding program from the workforce housing regulations. The proposed revisions would clarify the statutory requirements for workforce housing and provide more consistent language for implementation and enforcement.

Commissioners discussed the required affordability restrictions and whether the 40-year deed restriction could be made permanent. Ms. Attota explained that state statutes establish the applicable restriction period and that local regulations cannot exceed those requirements. Discussion followed.

Sight Distance Requirements – Section 6.1

Ms. Attota presented proposed revisions intended to clarify sight-distance requirements and the terminology used in determining the applicable distances near street intersections.

Mr. Levine raised concerns regarding the definition of the street edge, particularly where roads do not have curbs or clearly defined boundaries. The discussion included whether measurements should be taken from the curb, pavement edge, or another established reference point. Ms. Attota agreed that additional clarification was needed and would develop a definition for the Commission to review before the matter proceeds to a public hearing.

Accessory Dwelling Units (ADUs) – Section 4.4.2

Ms. Attota provided an overview of proposed revisions to the Accessory Dwelling Unit regulations, explaining that the changes are intended to simplify the approval process while maintaining compliance with applicable zoning, building, health, floodplain, and coastal requirements.

Ms. Attota outlined several proposed changes. Ms. Attota explained that properties within coastal areas would continue to require the appropriate coastal review. Other qualifying projects may be eligible for administrative approval through the permitting process if they meet all applicable requirements.

Commissioners discussed whether owner occupancy should remain a requirement. Additional discussion focused on the proposed maximum number of bedrooms and how rooms such as libraries, studies, and other similar spaces should be classified. Ms. Attota explained that the language is intended to prevent rooms from being converted into additional bedrooms without proper review.

Commissioners suggested clarifying the language to avoid confusion over how living spaces and other rooms are counted. Ms. Attota agreed to revisit the wording.

Ms. Attota advised that the proposed ADU amendments remain under development and are not being advanced for an immediate decision. The Zoning Commission is expected to begin its public hearing process on December 9, 2026, with additional discussion anticipated in December and a potential final decision in January. Commissioners were encouraged to submit additional questions and comments for the Chair of Zoning Commission to consider.

No final action was taken on the proposed zoning amendments during this discussion.

V. **C.A.M. site plan review** – None

VI. **8-24 Review Referrals**

1.) Potential Acquisition of 75 Ferry Boulevard Open Space Parcel

Ms. Attota presented the proposed acquisition of the property located at 75 Ferry Boulevard, also referred to as the Polished property. The acquisition is being pursued by the Town in coordination with the U.S. Environmental Protection Agency (EPA) as part of the Raymark Superfund site remediation.

Ms. Attota noted that the proposal is consistent with the Plan of Conservation and Development (POCD) objectives related to conserving and restoring open space, protecting natural resources, and connecting open spaces throughout the community.

Ms. Corcoran made a motion to forward the proposed acquisition to the Town Council with a favorable recommendation, finding it consistent with the applicable POCD objectives. The motion was seconded by Ms. Barber and the motion passed unanimously.

2.) Proposed Municipal Improvements at Stratford Civic Plaza

Ms. Attota presented the proposed improvements to Stratford Civic Plaza, which is intended to create a more cohesive and accessible campus connecting the Sterling House, Sterling Homestead, Baldwin Center, Library, and surrounding municipal properties.

The proposed vision includes improving walkability and accessibility, creating welcoming outdoor gathering spaces, enhancing connections between the properties, addressing parking needs, and encouraging additional educational and recreational programming.

Ms. Attota clarified that the proposal represents a long-term vision rather than a finalized implementation plan. The project would be completed in phases as funding becomes available. Initial improvements would focus on the central area between the properties, while other potential improvements, including areas near existing

waterways and parking areas, would require additional review to determine feasibility.

A motion was made to provide a favorable recommendation to the Town Council for the proposed Stratford Civic Plaza improvements, finding the proposal consistent with the POCD objectives. The motion was seconded and passed unanimously.

VII. **Erosion & Sediment Control Plan** - None

VIII. **Bond Release Request**

1.) 25,55,95 Harvest Ridge Road
2.) 630 James Farm Road
3.) 775 James Farm Road

Chair Gerics noted that the supporting staff reports and documentation had not yet been fully reviewed by the Commission. Concerns were also raised regarding the availability of the survey monument information and suggested that additional review was necessary before proceeding.

A motion was made by Ms. Corcoran and seconded by Ms. Budai to table the bond release requests until the next meeting to allow additional review and coordination. The motion passed.

IX. **Implementation Plans**

A. **Greenway & Complete Streets Committee** – Adopt Revised By-Laws

The commission recommended reviewing the proposed revisions with the Greenway and Complete Streets Subcommittee before bringing the matter back to the Commission.

A motion was made by Ms. Corcoran and seconded by Mr. Levine to table this item to allow additional review and coordination. The motion passed.

B. **Coastal Resiliency Plan** – None

C. **Sustainable CT Certification** – None

D. **Affordable Housing**- Not discussed at this time.

E. **POCD Implementation and Suggested Ideas for Amendments** –

The Commission continued its discussion of potential amendments and implementation strategies for the Plan of Conservation and Development (POCD). Chair Gerics indicated that further research would be necessary before discussing certain objectives in greater detail.

X. **Next Meeting**- Schedule for Tuesday, December 15, 2026 at 6:30pm

XI. **Adjournment** – Hearing no further business, Chair Gerics called for a motion to adjourn the meeting. Ms. Barber motioned, seconded by Mr. Levine to adjourn the meeting which passed unanimously. Meeting adjourned at 8:08 p.m.

Respectfully submitted,

Chloe Pappas

Chloe Pappas – Recording Secretary