TOWN OF STRATFORD

ZONING COMMISSION
November 16, 2026

SPECIAL MEETING MINUTES

The Town of Stratford Zoning Commission conducted a Public Hearing and a **Special** meeting on Monday November 16, 2026, at the Town Hall Council Chambers, 2725 Main Street, Stratford, CT 06615, pursuant to notice duly posted.

Members Present: Chair Steve Taccogna, Peter Carroll, Cathryn Cann, Linda Manos, and J.F. Ewald Joseph
Members Absent: N/A
Alternates Present: Dion Francis
Alternates Absent: Jackie Seawright
Town Representatives in Attendance: Susmitha Attota – Planning & Zoning Administrator and Pat Sullivan – Zoning Commission Attorney

Others in Attendance:

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PUBLIC HEARING

I. CALL TO ORDER: Chair Taccogna called the meeting to order at 6:00 p.m.

II. PUBLIC HEARINGS (CONTINUED)

1. **86 & 96 Sutton Avenue (MBLU 40.9/6/5 and 40.9/6/6) Zone Change, Text Amendment and Site Plan Review (8-30g Application)** – Petition of Sutton Heights LLC for a Zone Change, Text Amendment and Site Plan Review to construct an affordable housing development with 18 apartment units, pursuant to CGS 8-30g, at 86 & 96 Sutton Avenue properties with a total lot area of ± 0.45 acres, located in the RS-4 zoning district.

   Attorney Bellis presented on 86 & 96 Sutton Avenue (MBLU 40.9/6/5 and 40.9/6/6) Zone Change, Text Amendment and Site Plan Review. He requested that the hearing remain open and be continued. Discussion followed.

   No one signed up to speak in favor, but the following signed up to speak in **opposition**:

   - Susan Beckers
   - Warren Paul
   - Trevor Jones
   - Peter Mladen

   Ms. Attota provided her staff report.

Upon discussion Chair Taccogna accepted a motion by Mr. Carroll to **continue** this matter to the next meeting to allow Town Staff the revised, scaled site plans addressing comments and recommendations on December 9, 2026, seconded Ms. Manos

Roll Call Vote to approve – Chair Taccogna - yes, Mr. Carroll - yes, Ms. Cann - yes, Ms. Manos – yes, Mr. Joesph-. Motion passed unanimously.

PUBLIC HEARINGS (NEW)

1) **310, 311 & 326 Ferry Boulevard (MBLU 20.09/4/52, 50.09/4/42, and 50.09/4/43) Special Permit, Coastal Site Plan Review, and Soil Erosion and Sediment Control Plan Review** – Petition of 326 Ferry LLC for a Special Permit, Coastal Site Plan Review and Soil Erosion and Sediment Control Plan review to construct an approximately 147,750 s.f. mixed-use building at 310, 311, and 326 Ferry Boulevard properties with a total lot area of ± 4.08 acres, located in the CA zoning district.

Applicant, Mr. McCallister, owner and developer, stated that he sought feedback from the Commission and neighbors. Third-party reviewers, Mr. Wheway (Engineering Peer Review) and Mr. Baltramaitis (Traffic Peer Review) presented their findings. Discussion followed.

No one signed up to speak in favor, but the following signed up to speak in **opposition**:

- Michael Joseph
- Mark Roland
- Cindy Pisty

Ms. Atotta provided her staff report.

Mr. McAllister stated he would apply to the Inland Wetlands Commission, redesign the project, and return. The application was **withdrawn**; no vote was required.

Chair Taccogna moved the commission into **Administrative Session**:

III. COASTAL AREA MANAGEMENT (CAM) REFERRALS –

1) **443 Ocean Ave** (*aka* Lots 4 & 5, MBLU 50.1/7/1) Coastal Site Plan Review and Soil Erosion and Sediment Control Plan Review – Petition of 447 Ocean LLC for a Coastal Site Plan Review and Soil Erosion and Sediment Control Plan Review to construct a new single-family residence (± 6,875 s.f.) at 443 Ocean Avenue (*aka* Lots 4 & 5) with total lot area of approximately 1.2 acres, located in the RS-3 zoning district.
Ms. Attota provided her staff report.
Upon discussion Chair Taccogna made a motion to **continue** this matter to the next meeting on December 9, 2026, seconded Ms. Manos

Roll Call Vote to approve – Chair Taccogna - yes, Mr. Carroll - yes, Ms. Cann - yes, Ms. Manos – yes, Mr. Joesph-. Motion passed unanimously.

2) **441 Ocean Avenue** (MBLU 50.1/7/6) Coastal Site Plan Review and Soil Erosion and Sediment Control Plan Review – Petition of Manuel Olivares and Lorena Olivares for a Coastal Site Plan Review and Soil Erosion and Sediment Control Plan Review to construct a new, two-story single-family residential unit (±5,292 s.f.) at 441 Ocean Avenue with total lot area of approximately 0.74 acres, located in the RS-3 zoning district.

Upon discussion Chair Taccogna accepted a motion by Mr. Joseph to **continue** this matter to the next meeting on December 9, 2026, seconded Ms. Cann.

Roll Call Vote to approve – Chair Taccogna - yes, Mr. Carroll - yes, Ms. Cann - yes, Ms. Manos – yes, Mr. Joesph-. Motion passed unanimously

IV. SITE PLAN REVIEWS –

1) **952, 972, and 1000 East Broadway** (MBLUS 40.9/5/8, 40.9/5/9 & 40.9/5/10) Modification Of Approved Site plan — Petition of Amy Romano — Romano Brothers Builders, LLC for a modification of the site plan approved by the Zoning Commission at March 25, 2026, public hearing for 952,972, and 1000 East Broadway property (± 4.16 acres), located in a RS-4/TOD Overlay District, to build 154 apartment units.
Chair stated this application was **Continued** by the applicant, Ms. Romano to the next meeting.

V. OTHER BUSINESS –

1) Preapplication review of 120 Peters Lane property held on October 22, 2026.

Ms. Attota reported that Commissioners Mr. Carroll and Ms. Manos, along with staff, participated in the pre-application meeting. Materials and video are posted on the Planning & Zoning webpage.

VI. ADJOURNED – Upon seeing no other business to discuss, Chair Taccogna accepted a motion from Mr. Joseph to adjourn at 8:10 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.

Respectfully Submitted,
Miosoti Vázquez Ramos, Recording Secretary