

INDIVIDUALS WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE ADA COORDINATOR, AT 385-4020 OR 385-4022, 5 DAYS BEFORE THE MEETING IF POSSIBLE.

**STRATFORD ZONING COMMISSION
REGULAR MEETING AMENDED AGENDA**

STRATFORD ZONING COMMISSION
2025 JAN 21 AM 8:54
8 2 2025

DATE: January 28, 2026
Time: 6:00 PM
Location: Town Hall Council Chambers, 2725 Main Street, Stratford, CT

1. CALL TO ORDER
2. APPROVAL OF MINUTES- **December 10, 2025 Regular Meeting Minutes**

January 08, 2026 Special Meeting Minutes (Amend last line under 1a. to read as: "*S. Taccogna was elected twice as Chairman of the Zoning Commission for the year 2026, unanimously by the members present at the meeting. There was no roll call vote taken during the first vote when a motion was made by L. Manos and seconded by M. Percifield, and the Chairman was unanimously elected by all those present. So, the motion was repeated once again by L. Manos and seconded by M. Percifield. A roll call vote was taken which passed 4-0 (1 absent) to unanimously elect S. Taccogna as the Chairman.*")

January 20, 2026 Special Joint Meeting of Planning Commission, Zoning Commission, Zoning Board of Appeals

3. PUBLIC HEARINGS (NEW)

- 1) **382B Ferry Boulevard Special Permit** – – Petition of W.T. Development LLC for a Special Permit at 382B Ferry Boulevard (Parcel ID: 5010140001) to add an additional floor with 14 new units to building B thus increasing the total unit count on site to 134 units including one commercial space.
PH (01/28/2025) (07/12/2025)
- 2) **Proposed Text Amendment Section 5.1.4** – Petition of Attorney Benjamin Proto for a proposed Text Amendment to bring Section 5.1.4 of Stratford Zoning Regulations into conformity with the other sections referenced in this regulation through the proposed reduction of minimum side yard setback requirement in Section 5.1.4 from 35 feet to 15 feet.
PH (01/28/2025) (07/12/2025)
- 3) **2803 & 0 Broadbridge Avenue Zone Change** – Petition of 2803 Broadbridge Ave LLC seeking a Zone Change to 2803 Broadbridge Avenue (Parcel ID: 2012020010) and 0 Broadbridge (Parcel ID: 2012020066) Avenue from RS-4 zoning district

(Residential Single Family) to RM-1 (Residential Multifamily District) to allow for a potential subdivision of the two parcels to construct multifamily townhouse style residential units.

PH (01/28/2025)

(07/12/2025)

4. ACCESSORY APARTMENTS

- 1) **191 Anson Street Accessory Apartment** – Petition of Anthony Verrusio seeking an administrative approval to add an accessory dwelling unit above an existing garage (\pm 630 s.f.) of a single-family dwelling at 191 Anson Street (Parcel ID: 5014070075) located in an RS-3 zone.

5. COASTAL AREA MANAGEMENT (CAM) REFERRALS

- 1) **6900 Main Street Coastal Site Plan Review** – Petition of Sikorsky Aircraft Corporation seeking a coastal site plan review at 6900 Main Street (Parcel ID: 7021110001) for the restoration and stormwater improvement project of WA-4, a small tidally influenced wetland.

6. SITE PLAN REVIEWS – None

7. EROSION & SEDIMENT CONTROL APPLICATIONS – None

8. OTHER BUSINESS

- 1) **24 Washington Parkway and 40-60 Beach Drive** – Annual Compliance Review 2026

9. ADJOURNMENT

NEXT MEETINGS

Regular Administrative Meeting – Wednesday, February 11, 2026

Regular Public Hearings & Administrative Meeting – Wednesday, February 25, 2026

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**ZONING COMMISSION JANUARY 28, 2026 MEETING
PUBLIC HEARING NOTICE**

The STRATFORD ZONING COMMISSION will hold a Public Hearing on Wednesday, January 28, 2026 at 6:00 P.M. in Stratford Town Hall Council Chambers at 2725 Main Street, Stratford to hear arguments for and against the following:

Public Hearings (New)

- 1) **382B Ferry Boulevard Special Permit** – Petition of W.T. Development LLC for a Special Permit at 382B Ferry Boulevard (Parcel ID: 5010140001) to add an additional floor with 14 new units to building B thus increasing the total unit count on site to 134 apartments including one commercial space.
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ATTEST: Steve Taccogna, Chairman
Zoning Commission

RECEIVED FOR RECORD
SUSAN H. PAVELUK
2026 JAN 14 AM 10:54
STRATFORD TOWN CLERK

