Chairman
Hon. Anthony O. Afriyie
Chairman Pro Tempore
Hon. Lisa Carroll-Fabian

Council Members
Hon. Jean T. Collier – District 1
Hon. Christopher Green – District 2
Hon. William M. Boyd – District 3
Hon. Rene M. Gibson – District 4
Hon. Anthony O. Afriyie – District 5
Hon. Philip L. Young, III – District 6
Hon. Lisa Carroll-Fabian – District 7
Hon. Carl A. Glad – District 8
Hon. George J. Zamary, III – District 9
Hon. Paul T. Aurelia – District 10

STRATFORD TOWN COUNCIL

Room 212
2725 Main Street, Stratford, CT 06615
(203) 385-4035

Any individual with a disability who needs special assistance to participate in the meeting should contact the ADA Coordinator at 203-385-4020 or 203-385-4022 (TDD) 5 days before the meeting if possible.

NOTICE OF MEETING

The Stratford Town Council will conduct a regular meeting on MONDAY, November 9, 2026 at 7:00 p.m. in the Council Chambers of Stratford Town Hall, 2725 Main Street, Stratford, CT.

RECEIVED FOR RECORD
STRATFORD TOWN CLERK
2026 NOV -5 PM 3:39

PUBLIC FORUM WILL BEGIN AT 6:30 P.M.

AGENDA

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES – regular meeting October 13, 2026 and special meeting October 29, 2026

RESOLVED: that the reading of the minutes of the regular meeting of October 13, 2026 and the special meeting of October 29, 2026 be dispensed with as copies thereof have been previously provided to each Council Member and the same be and are hereby approved.

2. CONSENT CALENDAR

2.1 Referral to the Planning Commission for an 8-24 Review for the Sterling Homestead Rehabilitation Construction Project

2.2 Referral to the Planning Commission for an 8-24 Review for the Civic Plaza

2.3 Town Council Appointments

- Technology, Data & Innovation Committee: Will Farmer

2.4 Mayoral Appointments

- Boothe Park Commission: Dan Ruskin

3. CEREMONIAL, PRESENTATION AND AWARDS

3.1 National Family Literacy Month recognition

3.2 Veterans Day recognition

4. COMMUNICATION, BILLS, PETITIONS, REMONSTRANCES

4.1 Communication from BurrCell

5. MAYOR'S REPORT, QUESTIONS FOR THE MAYOR, TOWN ATTORNEY'S REPORT

5.1 MAYOR'S REPORT

5.2 QUESTIONS FOR THE MAYOR

5.3 TOWN ATTORNEY'S REPORT

6. UNFINISHED BUSINESS and/or OLD BUSINESS

6.1 Police Union – Executive Session Requested
(TABLED 10-29-26)

7. ORDINANCES AND RESOLUTIONS

7.1 ORDINANCES

7.1.1 AN ORDINANCE FOR WINTERTIME ALTERNATE-SIDE PARKING (#26-21)

Sponsored by Stratford Town Council

During any period of snow and/or ice alternate-side-of-the-street parking shall automatically take effect without further notice. The requirements of this section shall continuously apply to and remain in effect on all Town streets that have accumulated snow on any part of the street so that snow removal efforts are not hampered by the presence of any motor vehicle. The requirements of this section may be extended by the Mayor to days when no period of snow and/or ice exists, or may be suspended altogether by the Mayor if, in the opinion of the Mayor, circumstances warrant such action. This provision shall further apply to any other emergency condition affecting the health and welfare of the Town, as determined by the Mayor and/or the Chief of Police. Alternate-side-of-the-street parking shall mean that parking will be allowed on the odd-numbered side of the street on odd-numbered days, from 8:00 a.m. on the day thereof to 8:00 a.m. on the following day, and on the even-numbered side of the street on even-numbered days of the month, from 8:00 a.m. on the day thereof to 8:00 a.m. on the following day. The Mayor is hereby further authorized to suspend alternate side of the street parking, and require all vehicles to be removed from the streets.

RESOLVED: that the second reading of Ordinance #26-21 be dispensed with as copies thereof have been previously provided to each Council Member and that the same be adopted as a second reading and the foregoing be and is hereby approved effective 30 days from passage.

7.1.2 AN ORDINANCE FOR BANNING OVERNIGHT PARKING FOR TRACTOR-TRAILERS (#26-23)

Sponsored by Stratford Town Council

Section 1 Definitions

For the purposes of this ordinance, the following definitions shall apply:

"Garbage" means putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food or common household trash.

"Hitch" or "hitches" shall mean a device attached to a vehicle frame designed for the purpose of connecting or towing another vehicle or trailer. For the purposes of this ordinance, "hitch" shall also mean any protruding attachment point or receiver that remains on a vehicle when not in use for towing. This definition is based on the general meaning of a hitch as a connection or device used to attach one object to another.

"Large commercial vehicle" means any vehicle or combination of vehicles that meets one or more of the following descriptions:

"Camp trailer" includes any trailer designed for living or sleeping purposes and used exclusively for camping or recreational purposes;

"Commercial motor vehicle" means a vehicle designed or used to transport passengers or property, except a vehicle used for farming purposes in accordance with 49 CFR 383.3(d), fire fighting apparatus or an emergency vehicle, as defined in Connecticut General Statutes § 14-283, or a recreational vehicle in private use, which:

(A) has a gross vehicle weight rating of twenty-six thousand and one pounds or more, or a gross combination weight rating of twenty-six thousand and one pounds or more, inclusive of a towed unit or units with a gross vehicle weight rating of more than ten thousand pounds;

(B) is designed to transport sixteen or more passengers, including the driver, or is designed to transport more than ten passengers, including the driver, and is used to transport students under the age of twenty-one years to and from school; or

(C) is transporting hazardous materials and is required to be placarded in accordance with 49 CFR 172, Subpart F, as amended, or any quantity of a material listed as a select agent or toxin in 42 CFR Part 73;

"Commercial trailer" means a trailer used in the conduct of a business to transport freight, materials or equipment whether or not permanently affixed to the bed of the trailer;

"Semitrailer" means any trailer type vehicle designed and used in conjunction with a motor vehicle so that some part of its own weight and load rests on or is carried by another vehicle;

"Tractor" or "truck tractor" means a motor vehicle designed and used for drawing a semitrailer;

"Tractor-trailer unit" means a combination of a tractor and a trailer or a combination of a tractor and a semitrailer;

"Litter" means garbage, refuse and rubbish as defined in this section and all other waste material which, if thrown or deposited as prohibited in this ordinance, tends to create a danger to public health, safety and welfare.

"Make-shift walls" shall mean any non-factory manufactured vertical surface or barrier affixed to the bed of a pickup truck or similar vehicle that is not part of the original factory-made vehicle, including but not limited to boards, panels, sheets, tarps affixed with rope/straps, or similar materials used to contain cargo, and increased

capacity.

"Refuse" means all putrescible and nonputrescible solid wastes (except body wastes), including garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes.

"Rubbish" means nonputrescible solid wastes consisting of both combustible and noncombustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery, scrap metal and similar materials.

"Standard truck" means any vehicle or combination of vehicles that meets one or more of the following descriptions:

"Pick-up Truck" means a motor vehicle with an enclosed forward passenger compartment and an open rearward compartment used for the transportation of property;

"Truck" means a motor vehicle designed, used or maintained primarily for the transportation of property;

"Tow dolly trailer" means a two-wheeled trailer without motive power that is towed by a motor vehicle, that is designed and used to tow another motor vehicle.

"Utility trailer" means a trailer designed and used to transport personal property, materials or equipment, whether or not permanently affixed to the bed of the trailer;

Section XX Prohibited Parking of Tractor-Trailers, Tractors, and Other Large Commercial Vehicles on Right-of-Ways

It shall be unlawful for any owner, operator, driver, or person of a large commercial vehicle to park, stand, or leave such vehicle unattended on any public street, alley, or other public right-of-way within the Town at any time — except under the following circumstances:

A. The vehicle is actively being utilized for package delivery, residential moving, loading or unloading of residential furniture, appliances, and household items.

B. The vehicle is under emergency conditions (e.g., disabled vehicle, breakdown) and is parked temporarily for the minimum time necessary to restore mobility or await towing.

C. The vehicle is operated by a public utility, emergency services, or other governmental agency while performing official duties (e.g., maintenance, public works, snow removal). Any large commercial vehicle or trailer or semi-trailer which is not attached to a motor vehicle capable of towing it is prohibited from being parked, stored, or left standing on any public street, alley, or other public right-of-way at any time.

Section XX Prohibited parking of unsanitary loads, unsecured rubbish or refuse, and utility trailers

No person shall operate or permit the operation of any motor vehicle where such vehicle has a load of rubbish, garbage, litter, refuse, or other waste material that:

A. Is transported or stored in a pickup truck or similar vehicle with or without make-shift walls; and

B. Is not enclosed or otherwise secured in such a manner as to prevent the contents or portions thereof from falling, blowing, spilling, leaking, or otherwise escaping onto the public-right- of-way or private property. No person shall park any motor vehicle on a public right-of-way with a utility trailer hitched between the hours of 9pm and 7am. All motor vehicles with a hitched utility trailer left on a public right-of-way unattached to a properly registered vehicle are prohibited at all times, as provided in Section 2(B) of this ordinance.

Section XX Presumption of liability of owner.

In any prosecution or proceeding under this ordinance, the registration plate displayed on the motor of the vehicle

shall constitute in evidence prima facie presumption that the owner of such vehicle, or his agent with his permission, was the person who parked such vehicle at the place where such violation occurred.

RESOLVED: that the second reading of Ordinance #26-23 be dispensed with as copies thereof have been previously provided to each Council Member and that the same be adopted as a second reading and the foregoing be and is hereby approved effective 30 days from passage.

7.2 RESOLUTIONS

7.2.1 RESOLUTION REGARDING THE TERMINATION OF THE REVALUATION PHASE-IN FOR GRAND LIST OCTOBER 1, 2025

Sponsored by: Stratford Town Council

WHEREAS, the Town Council acting pursuant to Section 12-62c of the Connecticut General Statutes adopted Resolution 7.2.6 at the Stratford Town Council meeting held on June 8, 2026; and

WHEREAS, the Town commenced a phase-in to be conducted over a period of three assessment years; and

WHEREAS, the Town Council acting pursuant to Section 12-81oo of the Connecticut General Statutes adopted ordinance 26-15, as amended, establishing a limited homestead, exemption effective October 1, 2026;

NOW, THEREFORE, BE IT RESOLVED: the three-year phase-in is hereby repealed and discontinued effective October 1, 2026, given the adoption of the Limited Homestead Exemption Ordinance.

7.2.2 RESOLUTION REGARDING A DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL FY26 JUSTICE ASSISTANCE GRANT ALLOCATION SUPPORTING THE PURCHASE OF NEW CONDUCTIVE ENERGY DEVICES (TASER UNITS) FOR THE STRATFORD POLICE DEPARTMENT.

Executive Summary: The Edward Byrne Memorial Justice Assistance Grant (JAG) Program, through the Bureau of Justice Assistance (BJA), provides a wide range of resources including local solicitation grant funding. For FY26, Stratford's allocation is $10,837. This allocation will support the purchase of new Conductive Energy Devices (taser units) for the Police Department. The department goal is to eventually replace all of its old taser units currently being shared among officers and to equip each department member with his/her own taser unit.

Sponsored by: Stratford Town Council

WHEREAS, the U.S. Department of Justice (U.S. DOJ) is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this allocated funding has been made possible by U.S. DOJ's Edward Byrne Memorial FY26 Justice Assistance Grant (JAG) program; and,

WHEREAS, the Town of Stratford through the Stratford Police Department expends funds to support public safety and law enforcement; and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with the U.S. DOT in the amount of $10,837, reflective of the municipality's allocation.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD:

1. That it is cognizant of the Town's grant application to the U.S. Department of Justice for funds supporting the purchase of taser units for the Stratford Police Department, and,

2. That it hereby authorizes, directs and empowers the Mayor, David Chess, or his designee to execute and deliver such grant application (including any amendments thereto) and/or any and all related documents necessary to apply for and obtain funding from DOJ's Edward Byrne Memorial FY26 Justice Assistance Grant Program, and initiate the purchase once the award is secured in the name of and on behalf of the Town of Stratford.

7.2.3 RESOLUTION REGARDING A CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FY2027 YOUTH SPORTS GRANT PROGRAM APPLICATION SUPPORTING STERLING ATHLETICS.

Executive Summary: The OPM FY2027 Youth Sports Grant Program provides grants to distressed municipalities for the support of eligible non-profit organizations in such municipalities. Such grants shall be disbursed by a distressed municipality to be used by eligible non-profit organizations for the expenses of operating sports programs and sports activities supporting youth in such municipality. This funding request supports Sterling Community Center's Sterling Athletics program and will enable additional fee waivers for participations while also supporting facility fees.

Sponsored by: Stratford Town Council

WHEREAS, the Connecticut Office of Policy and Management (CT OPM) is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible from the FY2027 Youth Sports Grant Program for municipal applicants on behalf of local non-profit organizations; and,

WHEREAS, the Town of Stratford supports youth sports programming at local non-profits; and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with CT OPM in an amount of $50,000 requiring no Town match.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD:

1. That it is cognizant of the Town's grant application to Connecticut Office of Policy and Management for funds to support Sterling Athletics at Sterling Community Center, a registered 501(c)(3), and,

2. That it hereby authorizes, directs and empowers the Mayor, David Chess, or his designee to execute and deliver such grant application (including any amendments thereto) and/or any and all related documents necessary to apply for and obtain funding from Connecticut Office of Policy and Management and to implement the project once the award is secured in the name of and on behalf of the Town of Stratford.

7.2.4 RESOLUTION REGARDING A CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FY2027 YOUTH SPORTS GRANT PROGRAM APPLICATION SUPPORTING BLACK BOARDERS CT.

Executive Summary: The OPM FY2027 Youth Sports Grant Program provides grants to distressed municipalities for the support of eligible non-profit organizations in such municipalities. Such grants shall be disbursed by a distressed municipality to be used by eligible non-profit organizations for the expenses of operating sports programs and sports

activities supporting youth in such municipality. This funding request supports Black Boarders CT, a non-profit dedicated to increasing access, representation, and belonging in snowboarding for Black and Brown youth. Funding will support the participation of Stratford youth including the purchase of gear, transportation, and training.

Sponsored by: Stratford Town Council

WHEREAS, the Connecticut Office of Policy and Management (CT OPM) is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible from the FY2027 Youth Sports Grant Program for municipal applicants on behalf of local non-profit organizations; and,

WHEREAS, the Town of Stratford supports youth sports programming at local non-profits; and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with CT OPM in an amount of $50,000 requiring no Town match.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD:

1. That it is cognizant of the Town's grant application to Connecticut Office of Policy and Management for funds to support Black Boarders CT, a registered 501(c)(3), and,

2. That it hereby authorizes, directs and empowers the Mayor, David Chess, or his designee to execute and deliver such grant application (including any amendments thereto) and/or any and all related documents necessary to apply for and obtain funding from Connecticut Office of Policy and Management and to implement the project once the award is secured in the name of and on behalf of the Town of Stratford.

7.2.5 RESOLUTION REGARDING A CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION 2026 OPEN SPACE AND WATERSHED LAND ACQUISITION GRANT SUPPORTING THE PURCHASE OF THE PROSPECT DRIVE PARCEL AT STRATFORD POINT.

Executive Summary: CT DEEP provided the Town a waiver to purchase the Prospect Drive parcel at Stratford Point before the OSWA application due to the Federal divestiture deadline. This OSWA application seeks reimbursement for the purchase made in addition to requesting reimbursement for incidental costs such as the Yellowbook appraisal. DEEP will determine the award amount for reimbursement: Grants approved by the DEEP Commissioner will be based upon the fair market value, as determined by DEEP. Due to the Town's Distressed Municipality status, DEEP can reimburse up to 75% of Fair Market Value. The Town is also seeking reimbursement for Incidental Costs.

Sponsored by: Stratford Town Council

WHEREAS, the Connecticut Department of Energy and Environmental Protection (CT DEEP) is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible from the 2026 Open Space and Watershed Land Acquisition (OSWA) Grant Program; and,

WHEREAS, the Town of Stratford expends funds to preserve open space; and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with CT DEEP in an amount of a percentage of the fair market value or purchase price (whichever is less) of property to be conserved as open space for passive recreational uses and to not exceed 75% of fair market value, to be determined by DEEP.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD:

1. That it is cognizant of the Town's grant application to Connecticut Department of Energy and Environmental Protection for funds to support a percentage of reimbursement for the purchased Prospect Drive parcel, and,

2. That it hereby authorizes, directs and empowers the Mayor, David Chess, or his designee to execute and deliver such grant application (including any amendments thereto) and/or any and all related documents necessary to apply for and obtain funding from Connecticut Department of Energy and Environmental Protection and to implement the open space project once the award is secured in the name of and on behalf of the Town of Stratford.

8. NEW BUSINESS

8.1 Authorization to participate in Albertsons Opioid Settlement.

RESOLVED: that the Mayor is hereby authorized to sign the required *Subdivision Participation and Release Form* and/or other agreements required for the Town to participate in the Albertsons Opioid Settlement.

8.2 Approval of Fire Marshal Fees (appended as pages 9-10)

8.3 Referral to the Building Needs Committee for the South End Community Center A/E Proposal

8.4 *Referred by the Planning Commission with a favorable recommendation:*

8.4.1 8-24 Review of the Community Garden Project at Fotch Street/Honeyspot Road

8.4.2 8-24 Review of the Potential Lease of the Fletcher African American Museum

8.5 Non-Binding MOU with Burcell Technologies Inc.

RESOLVED: that the Mayor is hereby authorized to sign a Non-Binding Memorandum of Understanding with Burcell Technologies Inc. for the development of a regional Burcell Facility at a location to be determined in Stratford, CT.

8.6 Purchase of 75 Ferry Boulevard

RESOLVED: that the Mayor is hereby authorized to close the purchase of the real property and improvements located at 75 Ferry Boulevard, Stratford, CT for the sum of $45,000 and to sign such other documents and agreements as may be required or desired for the consummation of said purchase, including without limitation such documents and agreements as may necessary to obtain funds from the United States Environmental Protection Agency in the amount of $45,000 to be utilized for said purchase.

9. ADJOURNMENT

FIRE MARSHAL PERMITS

Fiscal Year 2027

Proposed changes or additions 2023-2026

NEW/ANNUAL OPERATING PERMIT OR LICENSE INSPECTION		
APARTMENT/MULTI-FAMILY ANNUAL OPERATIONAL (PER BUILDING OR TOWER)	$100.00	$100.00
NO SHOW FEE	$50.00	$50.00
RETURN FOR RE-OCCURING VIOLATIONS	$50.00	$50.00
BUSINESS LICENSE PERMITS	$100.00	$100.00
DAYCARE LICENSE	$100.00	$100.00
EDUCATIONAL/CAMP	$100.00	$100.00
EDUCATIONAL LICENSE PERMITS	$100.00	$100.00
FIREWORKS SALES PERMITS (INSPECTION REQ. TO SELL)	$100.00	$100.00
FIREWORKS/SPECIAL AMUSEMENT USE PERMITS	$100.00	$100.00
HEALTHCARE FACILITY	$100.00	$100.00
HOTEL & MOTEL	$150.00	$150.00
LIQUOR LICENSE	$100.00	$100.00
LODGING & ROOMING HOUSES	$150.00	$100.00
RECREATIONAL FIRE PIT PERMIT	$20.00	$0.00
RESIDENTIAL BOARD & CARE	$100.00	$100.00
SPECIALTY FEES/PERMITS		
BLASTING PERMIT	$60.00	$60.00
COPIES (REPORTS/FILES) .50 per page		
GAS STATION INSPECTIONS	$100.00	$100.00
SPECIAL INSTALLATIONS	$120.00	$100.00
(HOOD & DUCT, ANSUL FIRE SUPPRESSION, COMPUTER ROOM, ETC.)		

TENT/ AMUSEMENTS PERMIT	$50/Per tent	$25/Per tent
THEATER LICENSE	$200.00	$200.00

UNDERGROUND & ABOVE GROUND TANK (REMOVAL/INSTALLATION) (per tank) $75.00 $75.00

PROPOSED FOR 2027 (FISCAL YEAR) PLAN REVIEWS

	BUILDING	FIRE ALARM	SPRINKLER
Minimum 2,000 sq. ft.	$100.00	$100.00	$100.00
Minimum 2,000 sq. ft.	$125.00	$125.00	$125.00

Anything above 2,000 sq. ft. is .07¢ per sq. ft. for Building, Fire or Sprinkler plan reviews

Anything above 2,000 sq. ft. is .09¢ per sq. ft. for Building, Fire or Sprinkler plan reviews