

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
SPECIAL MEETING AMENDED AGENDA

RECEIVED FOR RECORD
JUN 11 10:01 AM
2026 APR 30 PM 2:29
STRATFORD TOWN CLERK

DATE: May 13, 2026
Time: 6:00 PM
Location: Town Hall Council Chambers, 2725 Main Street, Stratford, CT

1. **CALL TO ORDER**

2. **PUBLIC HEARINGS (CONTINUED)**

- 1) 305 Hathaway Drive (Parcel ID 3005050009) Special Permit and Coastal Site Plan Review – Petition of Budr Cultivation, LLC seeking a special permit and coastal site plan review for an approximately 11,000 s.f. addition to the existing cannabis production facility with approximately 4,300 s.f. of dedicated “grow space” at 305 Hathaway Drive, located in an MA zone.

PUBLIC HEARINGS (NEW)

- 1) 355 Hawley Lane (Parcel ID 3017030076) Pop-Up Trailer Special Permit – Petition of Comcast to set up a pop-up trailer at 355 Hawley Lane (North Town Shopping Center) for up to two weeks to promote their products and services, located in a CF zone.
- 2) 411 Barnum Avenue Cutoff (Parcel ID 5010060001) Pop-Up Trailer Special Permit – Petition of Comcast to set up a pop-up trailer at 411 Barnum Avenue Cutoff (Stratford Square) for up to two weeks to promote their products and services, located in partial CA and MA zones.
- 3) 530 Success Avenue (Parcel ID 2011090026) Special Permit and Approval of Liquor Location – Petition of May October Enterprises LLC for a special permit for a café and an approval of a liquor permit within the north end of the existing building at 530 Success Avenue at the former Spartan’s Pizza place, located in a CA zone.
- 4) 1082 Broadbridge Avenue Special Permit for a Banquet Hall – Petition of Kim Watson for a special permit to establish a banquet hall at 1082 Broadbridge Avenue, located in a LB zone.
- 5) 2590 Main Street (Parcel ID 4010130005) Special Permit, Site Plan, and Soil Erosion and Sediment Control Plan Review for a 60-Unit Multifamily Residential Building – Petition of 2590 Main Street, LLC for a special permit, site plan, and soil erosion and sediment control plan review for a 60-unit multifamily residential building at 2590 Main Street, location in a TOD zone.

ADMINISTRATIVE ITEMS

3. **APPROVAL OF MINUTES** –Special Meeting Minutes of April 22, 2026.

4. ACCESSORY APARTMENTS – None
5. COASTAL AREA MANAGEMENT (CAM) REFERRALS – None
6. SITE PLAN REVIEWS – None
7. EROSION & SEDIMENT CONTROL APPLICATIONS – None
8. OTHER BUSINESS – None
9. ADJOURNMENT – None

NEXT MEETINGS

Regular Public Hearings & Administrative Meeting – Wednesday, May 27, 2026

Regular Administrative Meeting – Wednesday, June 10, 2026

(Check agenda for meeting location)