

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**

DATE: March 25, 2026
Time: 6:00 PM
Location: Town Hall Council Chambers, 2725 Main Street, Stratford, CT

RECEIVED FOR RECORD
SUSAN M. PAWLON
2026 MAR 16 PM 3:22
STRATFORD TOWN CLERK

1. **CALL TO ORDER**
2. **PUBLIC HEARINGS (CONTINUED)**

952,972, and 1000 East Broadway (Parcel IDs 4009050009, 4009050010, 4009050008) –
Petition of Amy Romano – Romano Brothers Builders, LLC for a special permit, site plan review, and erosion and sediment control plan review for 952, 972, and 1000 East Broadway property ($\pm$ 4.16 acres), located in a RS-4/TOD Overlay District, to build 154 apartment units.
(Continued from February 25, 2026 meeting; Vote by June 5, 2026.)

1245 Cutspring Road (Parcel ID 4017180003, Parcel 401718003A and Parcel 401718004A) –
Petition of Cutspring Development LLC for a special permit, site plan review, and erosion and sediment control plan review for 1245 Cutspring Road property, $\pm$ 0.46 acres located in a RS-B Zone, to build multifamily development with 14 new single-family units and an existing single-family unit (total 15 units).
(Continued from February 25, 2026 meeting; Vote by June 5, 2026.)
CONTINUED TO APRIL 22, 2026 MEETING

PUBLIC HEARINGS (NEW)

2590 Main Street (Parcel ID 4010130005) –
Petition of 2590 Main LLC for a modification of special permit approval for 2590 Main Street property ($\pm$ 0.46 acres) to revise the existing approved plans for the 38-unit apartment building to allow an increase in unit count to 51 while reducing the scope of the original plan.

ADMINISTRATIVE ITEMS

3. **APPROVAL OF MINUTES** – Regular Meeting Minutes of February 25, 2026
4. **ACCESSORY APARTMENTS**
40 Peacock Drive (Parcel ID 3016120004) ADU- Petition of Karen Farrington and Paige Bourque requesting to legalize their second story accessory apartment addition ($\pm$ 700 s.f.) over the existing garage.
5. **COASTAL AREA MANAGEMENT (CAM) REFERRALS**

434 Housatonic Avenue (Parcel ID 5009060029) Coastal Site Plan Review- Petition of Scott Marino & Claudine DiSario requesting a coastal site plan review for their property at 434 Housatonic Avenue to construct a timber pier (174' l x 4'w) and dock (14' l x 7' w) to provide access to the waters of the Housatonic River.

6. SITE PLAN REVIEWS – None

7. EROSION & SEDIMENT CONTROL APPLICATIONS – None

8. OTHER BUSINESS – Zoning Regulations Proposed Amendments (Second Set) Referral to Planning Commission; Revised Fee Schedule 2026

9. ADJOURNMENT – None

NEXT MEETINGS

Regular Administrative Meeting – Wednesday, April 08, 2026

Regular Public Hearings & Administrative Meeting – Wednesday, April 22, 2026