

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 AGENDA

RECEIVED FOR RECORD
JOSHUA M. BORDENSTRA
2026 SEP 22 AM 9:40
STRATFORD TOWN CLERK

DATE: September 30, 2026
Time: 6:00 PM
Location: Town Hall Council Chambers, 2725 Main Street, Stratford, CT 06615

1. **CALL TO ORDER**

2. **PUBLIC HEARINGS (NEW)**

- 1) **0 & 2803 Broadbridge Ave Special Permit, Site Plan Review and Soil Erosion and Sediment Control Plan Review (POTENTIAL SETTLEMENT 2803 Broadbridge Ave LLC V Zoning Commission of Town of Stratford FBT-CV26-6162899-S)** – Petition of 2803 Broadbridge Avenue, LLC for a Special Permit, Site Plan Review, and Soil Erosion and Sediment Control Plan Review for the construction of a 10-unit single-family residential development, pursuant to Section 5.1 of the Zoning Regulations, at 0 Broadbridge Avenue and 2803 Broadbridge Avenue properties located in the RS-4 zoning district.
- 2) **86 & 96 Sutton Avenue 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 for the construction of an affordable housing development with 18 apartment units, pursuant to CGS 8-30g, at 86 & 96 Sutton Avenue properties located in the RS-4 zoning district.

ADMINISTRATIVE ITEMS

1. **ACCESSORY APARTMENTS**

- 1) **421 Oak bluff Avenue Accessory Dwelling Unit (ADU)** – Petition of John Amoroso seeking an administrative approval to construct an ADU (±997 s.f.) on the first and second floors as an addition to the existing house at 421 Oakbluff Avenue, located in an RS-4 zoning district.
- 2) **36 Masarik Avenue Accessory Dwelling Unit (ADU)** – Petition of Edward Hoff, Jr seeking an administrative approval to legalize an existing an ADU at 36 Masarik Avenue (±800 s.f.), located in an RM-1 zoning district.

2. **OTHER BUSINESS**

- 1) Discussion of Potential Settlement 2803 Broadbridge Ave, LLC v Zoning Commission of the Town of Stratford FBT-CV26-6162899-S — **Potential Executive Session**

3. **ADJOURNMENT**

NEXT MEETINGS

Regular Public Hearing & Administrative Meeting – Wednesday, October 14, 2026

Special Public Hearing & Administrative Meeting – Wednesday, November 16, 2026

(Check agenda for meeting location)