



# TOWN OF STRATFORD

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

## PLANNING COMMISSION REGULAR MEETING AGENDA December 20, 2022

Pursuant to the direction of Chairman, Bryan O'Connor you are hereby notified of a Planning Commission Public Hearing Session at 6:00 pm followed by the Administrative Agenda (as shown below) to be held on Tuesday, December 20, 2022 in Stratford Town Hall Council Chambers at 2725 Main Street, Stratford, CT.

### PUBLIC HEARING PETITIONS

**1. 795 James Farm Road** – Petition of JRB Holding Co., LLC, seeking a four lot subdivision with lot sizes ranging from 40,095 s.f. to 550,775 s.f. in an RS-1 zone (average ±167,883 s.f.).

(P.H. 12/20/22)

(P.H. 05/24/23)

MOTION OFF TABLE: \_\_\_\_\_

MOTION TO A/D: \_\_\_\_\_

SECOND: \_\_\_\_\_

### ADMINISTRATIVE AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF REGULAR MEETING MINUTES – Regular November 15, 2022
- III. ZONING COMMISSION REFERRALS – None
- IV. C.A.M. SITE PLAN REVIEW – None
- V. 8-24 REVIEW (TOWN COUNCIL REFERRALS) – None
- VI. EROSION & SEDIMENT CONTROL PLAN – **795 James Farm Road Soil Erosion and Sediment Control Plan Review**
- VII. BOND RELEASE REQUEST – None

RECORD  
CLERK  
2022 DEC 20 PM 3:06  
TOWN CLERK

VIII. IMPLEMENTATION PLANS

- A. **Greenway & Complete Streets Committee – Update**
- B. Coastal Resiliency Plan – None
- C. Sustainable CT Certification – None
- D. Stratford Housing Partnership – None

IX. OTHER ITEMS

- a) Text amendment for Section 4.1.3 (a) to allow a commercial kitchen in a private residence (tabled)
- b) MetroCOG bike share (no updates)
- c) Proposed bike parking Regulations (no updates)
- d) Proposed Village Overlay District Regulations (no updates)
- e) **Plan of Conservation Development (POCD) update – Meetings with Boards and Commissions Update; Next Steps**

X. NEW BUSINESS

**Plan Stratford Workshop Planning with Zoning Commission, ARB, and Board of Zoning Appeals – Proposed Joint Special Meeting (Tentative Dates Jan 30 or Jan 31, 2023)**

XI. ADJOURNMENT

NEXT MEETING: Planning Commission Regularly Scheduled Meeting  
Tuesday January 17, 2023 @ 6:00pm  
Stratford Town Hall Council Chambers  
2725 Main Street, Stratford, CT