

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, IV - 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, JANUARY 12, 2026 at 7:00 p.m. in the Council Chamber of Stratford Town Hall, 2725 Main Street, Stratford, CT.

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

## AGENDA

### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

### TABLED ITEM – ADOPTION OF COUNCIL RULES OF PROCEDURE

### 1. APPROVAL OF MINUTES

RESOLVED: that the reading of the regular meeting of December 8, 2025 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 AN ORDINANCE AMENDING CHAPTER 161 OF THE CODE OF THE TOWN OF STRATFORD (#26-01)

Appended as pages 8-11

RESOLVED: that the first reading of Ordinance #26-01 be and is hereby dispensed with as copies thereof have been previously provided to each Council Member and that the same be adopted as a first reading and the foregoing be and is hereby referred to the Ordinance Committee.

RECEIVED FOR RECORD  
SUSAN M. PAWLUK  
2026 JAN - 9 AM 8:00  
STRATFORD TOWN CLERK

**3. CEREMONIAL PRESENTATIONS AND AWARDS**

**4. COMMUNICATIONS, BILLS, PETITIONS, REMONSTRANCES**

4.1 Vacancy on the Zoning Board of Appeals

4.2 Communication from Town Attorney

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

5.1 MAYOR'S REPORT

5.1.1 Town Hall Staffing Update and Reorganization Plan

5.1.2 Budget Process

5.1.3 Pending Labor Grievances

5.1.4 Police Chief Selection

5.1.5 Review of Boards and Commissions

5.1.6 Rethinking Development Plans for the Shakespeare / Benjamin Nichol House and the South End Community Center

5.1.7 Army Engine Plant Update

5.1.8 Sikorsky Airport Update

5.2 QUESTIONS FOR THE MAYOR

5.3 TOWN ATTORNEY'S REPORT

**6. UNFINISHED BUSINESS and/or OLD BUSINESS**

**7. ORDINANCES AND RESOLUTIONS**

7.1 ORDINANCES

7.2 RESOLUTIONS

7.2.1 RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY.

*Executive Summary: This resolution authorizes the Town of Stratford to formally opt into membership in the Connecticut Municipal Development Authority (CMDA), a quasi-public entity established under state law to support economic development, transit-oriented development, housing production, and downtown revitalization. By joining CMDA, the municipality becomes eligible for financial assistance, technical support, and partnership opportunities related to development districts, housing growth zones, and redevelopment projects. Membership is intended to*

*strengthen local economic development capacity and leverage state-supported tools to advance redevelopment priorities.*

Sponsored by: Stratford Town Council

WHEREAS, the Connecticut Municipal Development Authority (the "Authority"), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the "General Statutes"); and

WHEREAS, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in section 13b-79kk of the General Statutes, within Connecticut Municipal Development Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in section 13b-79kk of the General Statutes; (B) the creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, or by the board of selectmen in a municipality where the legislative body is the town meeting, opt to join the Authority as a member municipality, provided such municipality holds a public hearing or otherwise provides for public comment prior to any vote on such certified resolution; and

WHEREAS, the Town of Stratford (the "Town") held such a public hearing or otherwise provided for public comment on January 12, 2026 pursuant to the Notice and/or meeting agenda attached hereto; and

WHEREAS, the Stratford Town Council has found that joining the Authority as a member municipality would support the Town's efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within the Town and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the Stratford Town Council desires to further authorize the Mayor to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within the Town to advance the purposes contained in Section 8-169jj.

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

1. The Stratford Town Council hereby approves the Town joining the Authority as a member municipality.

Section 2. The Mayor is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the Town with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.

**7.2.2 RESOLUTION REGARDING A CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) CLIMATE RESILIENCE FUND DEPLOYMENT GRANT SUPPORTING THE STRATFORD WATER POLLUTION CONTROL FACILITY STORMWATER PROJECT.**

*Executive Summary: This resolution supports the Town of Stratford's application to DEEP's Climate Resilience Fund (DCRF) for funding to advance a stormwater infrastructure project at the Stratford Water Pollution Control Facility. The project is designed to improve resilience, protect critical wastewater infrastructure, and address climate-related stormwater impacts at the facility.*

Sponsored by: Stratford Town Council

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

WHEREAS, this funding has been made possible from DEEP's Climate Resilience Fund (DCRF); and,

WHEREAS, the Town of Stratford expends funds to maintain, upgrade, and protect the Stratford Water Pollution Control Facility (105 Beacon Point Road, Stratford, CT 06615); and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with CT DEEP in the amount of \$2,800,000.

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 Connecticut Department of Energy and Environment Protection (DEEP) Climate Resiliency Fund for funds to support the stormwater project at the Stratford Water Pollution Control Facility, 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 (including grant agreement and any amendments thereto) from the Connecticut Department of Energy and Environment Protection (DEEP), and to implement the project once the award is secured in the name of and on behalf of the Town of Stratford.

**7.2.3 RESOLUTION REGARDING A CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) CONTROL OF AQUATIC INVASIVE SPECIES GRANT SUPPORTING INVASIVE SPECIES CONTROL AND MAINTENANCE AT BREWSTER POND, LONGBROOK POND, AND MOTIL POND.**

*Executive Summary: This resolution authorizes the Town of Stratford to pursue grant funding through DEEP's Control of Aquatic Invasive Species Program to support invasive species management and maintenance activities at Brewster Pond, Longbrook Pond, and Motil Pond. The project is intended to protect water quality, ecological health, and recreational use of these water bodies.*

Sponsored by: Stratford Town Council

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

WHEREAS, this funding is being made possible from DEEP's Control of Aquatic Invasive Species grant program; and,

WHEREAS, the Town of Stratford expends funds to maintain and protect its natural resources including ponds; and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with DEEP in the amount of \$33,075 with a Town Match of \$11,025, which will be in the form of in-kind services and cash.

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 DEEP's Control of Aquatic Invasive Species grant program for funds to support invasive species control and maintenance at Brewster Pond, Longbrook Pond, and Motil Pond, 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 DEEP's Control of Aquatic Invasive Species grant program and to implement the program once the award is secured in the name of and on behalf of the Town of Stratford.

#### 7.2.4 RESOLUTION REGARDING A CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) RECREATIONAL TRAILS GRANT SUPPORTING THE ASSESSMENT OF ALL WETLAND AND WATERCOURSE CROSSINGS IN ROOSEVELT FOREST.

*Executive Summary: This resolution supports the Town of Stratford's application to the Connecticut Department of Energy and Environmental Protection (DEEP) Recreational Trails Program for funding to assess all wetland and watercourse crossings in Roosevelt Forest. The proposed project will evaluate trail infrastructure conditions to ensure environmental protection, regulatory compliance, and long-term sustainability of the forest's recreational assets.*

Sponsored by: Stratford Town Council

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

WHEREAS, this funding is being made possible from DEEP's Connecticut Recreational Trails Program grant program; and,

WHEREAS, the Town of Stratford expends funds to maintain and protect its natural resources including Roosevelt Forest; and,

WHEREAS, it is desirable and in the public interest that the Town of Stratford enter into an agreement with DEEP's Recreational Trails Program in the amount of \$210,000 with a Town Match of \$52,500, which will be in the form of in-kind services and cash.

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 DEEP's Connecticut Recreational Trails Program for funds to support an assessment of all wetland and watercourse crossings in Roosevelt Forest, 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 DEEP's Connecticut Recreational Trails Program and to implement the program once the award is secured in the name of and on behalf of the Town of Stratford.

**7.2.5 RESOLUTION REGARDING CREATION OF POSITIONS OF MANAGER OF BUSINESS DEVELOPMENT, MANAGER OF SMALL BUSINESS DEVELOPMENT, AND MANAGER OF COMMUNITY DEVELOPMENT AND ENGAGEMENT, ALL WITHIN THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, AND THE POSITIONS OF MANAGER OF VOLUNTEER SERVICES, MANAGER OF THE TOWN WELCOME CENTER, AND MANAGER OF COMMUNICATIONS AND CONSTITUENT SERVICES.**

Executive Summary: As part of the reorganization of the Department of Economic and Community Development, three positions are proposed to be established within such Department, in addition to the creation of three additional positions within the Town.

Sponsored by: Stratford Town Council

WHEREAS, it is in the best interest of the Town that the Department of Economic and Community Development be reorganized so as to better and more efficiently serve the constituents of the Town; and

WHEREAS, there is a need for greater communication, volunteer engagement, and a more effective outreach to the residents of the Town of Stratford.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD: That the positions of Manager of Business Development, Manager of Small Business Development, and Manager of Community Development and Engagement are hereby created within the Department of Economic and Community Development; and

That the positions of Manager of Volunteer Services, Manager of the Town Welcome Center, and Manager of Communications and Constituent Services are hereby further created.

**8. NEW BUSINESS**

**8.1 – Arboretum Project Final Approval**

**8.2 Establishment of Town Council Committees**

- Ordinance – Chair: Phil Young. All Town Council are members.
- WPCA – Chair: Phil Young. All Town Council are members.
- Board of Education Liaison – Chair: Lisa Carroll-Fabian. Members – Jean Collier, Carl Glad, BOE – Jill D'Angelo-Powers, Michael Fiorello, William O'Brien
- Public Works – Co-chairs, Phil Young, Rene Gibson. Members – William Boyd, Paul Aurelia
- Public Safety – Chair: Jean Collier. Members – Lisa Carroll Fabian and Paul Aurelia
- Building Needs – Chair: William Boyd. Members – Lisa Carroll Fabian, Phil Young, George Zamary
- Finance & Audit: Chair – Chris Green. Members – William Boyd and Paul Aurelia

- Technology, Data & Innovation – Chair: Anthony Afriyie. Members – TBD
- Parks and Recreation – Chair: Rene Gibson. Members – TBD

### 8.3 Commission Appointments

#### 8.3.1 Mayoral Appointments

- Boothe Park Commission: Carl Glad, Lisa Carroll Fabian
- Conservation Commission: Jean Collier
- Roosevelt Forest Commission: Chair: George Zamary

#### 8.3.2 Mayoral Appointments Requiring Council Confirmation

- Longbrook Park Commission: Chair: Lisa Carroll Fabian. Members: Chris Green, Paul Aurelia
- Short Beach Commission: Jean Collier, George Zamary

#### 8.3.3 Council Chair Appointment

- Tax Partner Screening Committee: Chair: Anthony Afriyie. Members: Chris Green, William Boyd

#### 8.3.4 Council Appointments

- Economic Development Commission (ex officio): Jean Collier and Carl Glad
- Pension Board: Jean Collier, Chris Green, William Boyd, Lisa Carroll Fabian, Paul Aurelia, Phil Young, Carl Glad

8.4 Richard Tallberg v. Town of Stratford- Executive Session Requested.

## **9. ADJOURNMENT**

## **Chapter 161 Article I Community Development and Antiblght Program**

### **161-1 Declaration of policy; statutory authority.**

- A. It is found that there are areas that are underutilized, in need of revitalization, renovation and positive community development. These include areas that are not blighted but can be changed in order to ensure a bright future.
- B. It is found and declared that there exists within the Town of Stratford a number of real properties which contain vacant or occupied blighted buildings, and/or properties and/or occupied vacant parcels that are poorly maintained, and that the existence of such poorly maintained properties and/or vacant or occupied parcels, and/or vacant and/or occupied blighted buildings contributes to the decline of neighborhoods. It is further found that the existence of poorly maintained properties and/or vacant or occupied parcels, vacant or occupied blighted buildings adversely affects the economic well-being of the Town and is inimical to the health, safety and welfare of the residents of the Town. It is further found that many of the vacant or occupied blighted buildings can be rehabilitated, reconstructed or reused so as to provide decent, safe and sanitary housing and ancillary commercial facilities, and that such rehabilitation, reconstruction and reuse would eliminate, remedy and prevent the adverse conditions described. It is further found that the abatement of the blight of poorly maintained properties and/or vacant or occupied parcels is a benefit to the health, safety and welfare of the residents of the Town.
- C. Therefore, this article is adopted pursuant to Sections 7-148(c)(7)(H)(xv), 7-148aa, and 7-148gg of the Connecticut General Statutes and other applicable law.

### **161-2 Definitions.**

For the purposes of this article, the following words and terms shall have the meanings respectively ascribed as follows:

#### **ABATE**

The removal, painting over or other obscuring of graffiti from view as directed by a notice to remove.

#### **ACCESSORY STRUCTURE**

Any detached improvement not designated as part of the main residence or structure.

#### **BLIGHTED PREMISES**

Any building or structure, or any portion of a building or structure that is a separate unit, regardless of whether the same are vacant or occupied, or any accessory structure or fence, and/or any vacant parcel of land, in which at least one of the following conditions exist:

##### **A.**

It is determined by the Town that existing conditions pose a serious or immediate danger to the health, safety or welfare of any person.

##### **B.**

The property is not being maintained so that it reflects a reasonable level of maintenance in keeping with the standards of the community and not constituting a blighting factor for adjoining property owners, or an element leading to the progressive deterioration of the neighborhood.

##### **C.**

The property is becoming dilapidated and is a factor that is materially depreciating property values in the neighborhood.

D.

The following factors may be considered in determining whether a building or any structure on the property is not being maintained: missing, broken or boarded windows or doors; a collapsing or missing wall, roof, floor, stairs, porch, railings, basement hatchways, chimneys, gutters or awnings; siding that is seriously damaged, missing, faded or peeling; fire damages; a foundation that is structurally faulty; or that the outside of the property is not being maintained in accordance with the standards set forth in this chapter. Vacant buildings must be boarded up as required by the Building Code. In addition, for any building that is vacant for more than two months, the plywood used to board up the openings must be painted in a color to match the building.

E.

The exterior and areas exposed to public view of all commercial, industrial and residential properties are not being kept free from deterioration and/or are not in a good state of repair. Maintenance of the outside of the property shall include, without limitation, the following:

(1)

All surfaces shall be maintained free of broken glass, crumbling stone or brick or other conditions reflective of deterioration or inadequate maintenance.

(2)

The property shall be kept litter free. Garbage or trash shall not be improperly stored or accumulated on the premises.

(3)

The maintenance and appearance of the grounds and yards of premises shall be such that they reflect the level of upkeep of surrounding premises and properties. This shall include, but not be limited to, grass that has been allowed to go to seed or grown to a height of more than eight inches, severely overgrown bushes and trees, dead trees, or any vegetation of any nature which encroaches on streets, sidewalks, or any other part of the public domain.

(4)

There shall be no graffiti on any buildings or structures.

F.

The property is a fire hazard as documented by the Fire Department.

G.

The property is attracting illegal activity as documented by the Police Department.

H.

Rat infestations as documented by the Health Department.

I.

Abandoned vehicles and/or abandoned boats on the property.

J.

Storage requirements. All equipment or other materials stored on the property must be free from rust and in good working order. Abandoned appliances, automobile parts, discarded household items and piles of rotten lumber are prohibited from being stored on the property. Equipment and material stored outside shall be stacked and/or arranged in an orderly fashion in a location providing reasonable screening from neighbors and adjoining streets.

#### MANAGER OF COMMUNITY DEVELOPMENT AND ENGAGEMENT

The position as established within the Department of Economic and Community Development of the Town.

#### CITATION CLERK

The position as established in Chapter 6 of the Stratford Town Code.

#### CITATION HEARING OFFICER

The position as established in Chapter 6 of the Stratford Town Code.

#### DILAPIDATED

A building or structure in a state of disrepair or ruin as a result of age or neglect.

#### ENFORCEMENT OFFICER

The Town Health Director or his/her designee, the Town Housing Code Enforcement Officer or his/her designee, the Manager of Community Development and Engagement or any Town employee who has statutory authority to enter onto private property for the purpose of inspecting said property, and is appointed by the Mayor to issue fines for violations of this article.

#### GRAFFITI

The defacing, damaging, or destroying by spraying of paint or marking of ink, dye or other similar substances on public or private buildings, structures, facilities, natural features, and places.

#### LEGAL OCCUPANCY

Occupancy that is legal by virtue of compliance with state building, state fire safety, local zoning and housing codes and all other pertinent codes, which habitation must be substantiated by a bona fide lease agreement, a rent receipt or a utility statement.

#### NEIGHBORHOOD

An area of the Town comprised of all premises or parcels of land, any part of which is within a radius of 800 feet of any part of another parcel or lot within the Town.

#### UNIT

Any space within a building that is or can be rented by or to a single person, household or entity for his/her or its sole use, and is intended to be a distinct space.

#### VACANT

A period of 60 days or longer during which a building or a portion thereof is not legally occupied.

#### VACANT PARCEL

A parcel of land with no structures thereon.

### **161-3.1 Community Development and Engagement**

The Manager of Community Development and Engagement shall coordinate with all Stratford agencies, including but not limited to Police, Fire, the Department of Public Works, Library and Youth/Senior Services, for the purpose of uplifting Stratford's underutilized properties and neighborhoods. The blight program is an additional resource that is available for use by the Department of Economic and Community Development in order to improve the quality of life.

### **161-4 Enforcement.**

A. The Manager of Community Development and Engagement shall receive complaints of properties alleged to constitute blighted premises and shall inspect same. The Manager of Community Development and Engagement may cause regular inspections of certain of the blighted premises for the purpose of documenting continuous blight and, additionally, may cause to be imposed a penalty of not more than \$100 per violation for each day that a blighted premises, as defined in this article, or part thereof, is in violation of this article. Each day a blighted premises, as defined in this article, or part thereof, is in violation of this article shall constitute a separate offense. The Manager of Community Development and Engagement shall cause the imposition of said penalty by notifying the owner as provided below and forwarding a copy of such notice to the Citation Clerk.