



SPRAGUE PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, April 1, 2026, 6:00 p.m.
Sprague Town Hall, 1 Main Street, Baltic, CT

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OLD BUSINESS

4. NEW BUSINESS

- a) Town of Sprague Planning and Zoning Commission. Amend Zoning Map by creating Conservation and Traffic Mitigation Overlay Districts that encompass Baltic Economic Development, Baltic Village, and Versailles Village Zones in their entirety. Accept application and set public hearing date.
- b) Town of Sprague Planning and Zoning Commission. Amend Zoning Regulation text as follows:
 - i. Amend Sec. 2.1.52 by adding to end of the paragraph to read "... in conformance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended."
 - ii. Amend Sec. 3.9 by adding a last sentence to read "Soil Erosion and Sediment Control Plans shall comply with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended."
 - iii. Add new Sec. 4.1.9 to read "Conservation and Traffic Mitigation Overlay Districts to provide minimum residential parking standards in the Baltic Economic Development Zone, Baltic Village Zone, and Versailles Village Zone."
 - iv. Add a new Sec. 9A.2.7 to read "Middle Housing defined as 2-9 dwelling unit developments by site plan approval."
 - v. Add a new Sec. 9B.2.11 to read "Middle Housing defined as 2-9 dwelling unit developments by site plan approval."
 - vi. Add a new Sec. 9D.2.11 to read "Middle Housing defined as 2-9 dwelling unit developments by site plan approval."
 - vii. Amend Sec. 12.12 by adding to the end of the sentence "... except in the Baltic Village Zone and Versailles Village Zone where up to nine (9) dwelling units are permitted by site plan approval."
 - viii. Amend Sec. 12.12.2 by adding to the end of the first sentence "... , except in the Baltic Village Zone and Versailles Village Zone where up to nine (9) dwelling units are permitted in a building."
 - ix. Amend Sec. 13.4 by replacing the third sentence with the following "Such principles, methods and practices necessary for certification are found in the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended."
 - x. Amend Sec. 14.5.1 by adding a second sentence to read "Visitor parking is not required as part of Middle Housing defined as 2-9 dwelling units when located in the Baltic Economic Development Zone, Baltic Village Zone, and Versailles Village Zone."

Accept application and set public hearing date.

5. MINUTES - March 4, 2026 Regular Meeting Minutes

6. REPORTS

- a) Zoning Enforcement Officer
- b) Planner
- c) Chair

7. CORRESPONDENCE

8. ADJOURNMENT

Submitted by Philip Chester, as of 3/25/26