

TOWN OF MADISON

Planning & Zoning Commission

8 Campus Drive, Madison, CT 06443 (203) 245-5631

REGULAR MEETING

THURSDAY, JANUARY 5, 2023 at 7:00PM

HYBRID LOCATION IN PERSON AND VIA ZOOM WEBINAR:

Meeting Room 'A'

8 Campus Drive, Madison, CT 06443

Webinar Link

Webinar ID: 915 8196 6735

Password: 452138

Call-in: 1 646 558 8656

AGENDA

CALL TO ORDER

ELECTION OF OFFICERS (CHAIRMAN, VICE CHAIRMAN, SECRETARY)

PLAN OF CONSERVATION & DEVELOPMENT UPDATE

1. Discuss draft POCD mission & vision statements
2. Discuss outline revisions
3. Discuss commissioner survey results & 'top' priorities
4. Next steps

PENDING

22-25+CSP. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison; Special Exception Permit Modification to convert 21,504 sq.ft. of undeveloped area into enclosed

dog park. Application includes a Coastal Site Plan Review. **(Hearing Continued to 01/19/23 meeting)**

[22-25+CSP Application Documents](#)

22-30. 300 Green Hill Road. Map 64, Lot 36, RU-2, Owner/Applicant: Town of Madison, Special Exception Permit to remove four existing tennis courts and replace with six courts. **(Public hearing scheduled for 1/19/23 meeting)**

[22-30 Application Documents](#)

22-32. 32 New Rd. Map 49, Lot 25, Light Industrial Zone; Applicant: Thomas A. Stevens & Associates, Inc; Owner: RWT Corporation; Special Exception Application per Section 7.1 to construct 60' X 114' (6802SF) 1-story addition to rear of existing manufacturing building; demolition of 1351SF portion of rear detached building **(Public hearing scheduled for 1/19/23 meeting)**

[22-32 Application Documents](#)

22-31. 155 New Rd. Map 60, Lots 9, 10, 11, RU-2 Zone; Petitioner: Hammonasset Commons, LLC, Property Owner: 155 New Road Madison LLC; Petition for Zone Boundary Change, Planned Development District per Section 32 to construct forty-five dwelling units and associated site improvements in a two-phase development **(Public hearing scheduled for 2/16/23 meeting)**

[22-31 Application Documents](#)

RECEIPTS:

22-33. Applicant: Frasher Lulaj, Petition for Regulation Amendment to Madison Zoning Regulations Section 32 Planned Development District. **(Schedule public hearing for 1/19/23 meeting)**

[22-33 Application Documents](#)

APPROVAL OF MINUTES: November 17, 2022

December 1, 2022

December 15, 2022

REMARKS: Commission Chair

Town Planner

ADJOURNMENT

The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are

ADA accessible. Individuals who need assistance are invited to make their needs known by contacting Debra Ferrante at 203.245.5644 or by email to ferranted@madisonct.org at least five (5) business days prior to the meeting.