

# TOWN OF MADISON PLANNING AND ZONING COMMISSION

## AGENDA

Thursday, March 3, 2022

7:00 P.M.

– \* Zoom Online Webinar

Public Participation Information Below:

[Webinar Link](#)

Password: 452138

Call-in: 1 646 558 8656; Webinar ID: 915 8196 6735

### CALL TO ORDER

### PUBLIC HEARING:

**22-01. 544 Opening Hill Rd.** Map 116, Lot 1, RU-1. Owner/Applicant: Timothy Mack.  
Application for a two lot Re-Subdivision. **(Continue to 3/17/22)**

[22-01 Application Documents](#)

### Deliberation of Public Hearing item

### REGULAR MEETING:

#### a. Pending Applications:

**22-03. 1362 Boston Post Rd.** Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison. Site  
Plan Modification for Salt Meadow Park tree landscape plan. **(Request for action)**

[22-03 Application Documents](#)

**21-30. 109 Hartford Ave.** Map 12, Lot 79, R-4. Owner: Amy Cohen; Applicant: Docko, Inc.  
Application for Coastal Site Plan Review to restore existing deteriorated shoreline stabilizing  
retaining wall. **(Request for action)**

[21-30 Application Documents](#)

**21-34: 14 Railroad Ave.** Map 49, Lot 54; D-District; 14 Railroad Avenue, LLC; Site Plan Review &  
Special Exception per Sec.6.2.2.2 to construct 16-unit multifamily development and associated  
site improvements. **(Extension granted, hearing continued to 3/17/22)**

[21-34 Application Documents](#)

**b. New Applications:**

**22-04. 155 Overshores Drive West.** Map14, Lot 10. R-4. Owner: Scott J. Taylor and Cynthia A. Taylor; Applicant: RACE Engineering, Inc. Coastal Site Plan for repairs to existing shoreline flood and erosion control structure - concrete seawall and retaining wall. **(Table action to 3/17/22)**

[22-04 Application Documents](#)

**22-06. 45 Wall St.** Map 38, Lot 61, D-District. Owner/Applicant: Gulick Properties, LLC. Site Plan Review & Special Exception requests per Sec.6.2.2.2(o) to construct 5 dwelling units; Sec. 6.2.3(e) increased maximum building coverage to 28.4%; and Sec. 6.2.3 (h) increased maximum building height to 31ft. (Scheduled for Public Hearing 3/17/22)

[22-06 Application Documents](#)

**CORRESPONDENCE:**

**131 Cottage Rd.** Map 31, Lot 25, T-District, Cottage Road Development Partners, LLC. Request for 5-year extension to complete site plan for previously approved multifamily affordable housing development

[131 Cottage Road Letter](#)

**APPROVAL OF MINUTES: February 3, 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 the Town's ADA/Human Resources Director Debra Milardo at 203.245.5603 or by email to [milardod@madisonct.org](mailto:milardod@madisonct.org) at least five (5) business days prior to the meeting.