

**TOWN OF MADISON  
PLANNING AND ZONING COMMISSION**

**AGENDA**

Thursday, April 21, 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:**

**22-06. 45 Wall St.** Map 38, Lot 61, D-District. Owner/Applicant: Gulick Properties, LLC. Site Plan Review & Special Exception Modification 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. **(Continued from 4/7/22)**

[22-06 Application Documents](#)

**Deliberation of Public Hearing item**

**22-07. 20 Island Avenue.** Map 27, Lot 35; R-2 District; Applicant: Town of Madison; Special Exception Modification per Section 4.7 of the Madison Zoning Regulations

[22-07 Application Documents](#)

**Deliberation of Public Hearing Item**

**REGULAR MEEETING:**

**a. Pending Application(s)**

**22-11. Wildwood Subdivision.** Map 5, Lot 21; RU-1 District; Owner/Applicant: Hilary and Michael Delaney; Lot Line Revision/Sub-division Modification 3 lot subdivision. **(Request for Action)**

[22-11 Application Documents](#)

**22-09DVD. 761 Boston Post Rd.** Map 38, Lot 96; DVD; Owner: Davis Realty; Applicant: Harold L, Blank/Madison Arts Cinema; Major Alteration in the Downtown Village District per Section 30 for digital sign. **(Scheduled for Public Hearing 5/19/22)**

[22-09 Application Documents](#)

**22-12. 251 Boston Post Rd.** Map 35, Lot 53; R-1 District; Applicant: Frasher Lulja Petition for Regulation Amendment to Madison Zoning Regulations Section 4 to allow restaurant use. **(Scheduled for Public Hearing 5/19/22)**

[22-12 Application Documents](#)

**DISCUSSION:**

**353 Boston Post Rd.** Map 36, Lot 53 R-1 District; Long Hill Development, LLC; Pre-application meeting regarding Barberry Farm Planned Development District.

[Documents](#)

**APPROVAL OF MINUTES:** April 7, 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.