

**TOWN OF MADISON**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

Thursday, September 1, 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**

**DISCUSSION:**

Introduction to Plan of Conservation and Development Update with John Guskowski of Tyche Planning & Policy Group

**REGULAR MEETING:**

**Pending Application(s)**

**22-19. New Road.** Map 60, Lot 18, RU-2. Owner/Applicant: 155 New Road Madison, LLC; Petition for Zone Boundary Change, Planned Development District per Sec. 32 to construct 29, 980 +/- sq.ft. medical/ office building with associated site improvements. **(Set for public hearing 9/15/22)**

[22-19 Application Documents](#)

**RECEIPTS**

**22-22. 281-283 Old Toll Road.** Map 142, Lots 7 and 8, RU-1. Owner/Applicant: Robert Wilber; Application for a lot line revision. **(Tabled to 9/15/22)**

[22-22 Application Documents](#)

**22-23. 45 Wall Street & 100 Bradley Road.** Map 38, Lot 61, & Map 38, Lot 78; D-District.  
Owner: Gulick Properties LLC & NHP Madison, LLC (as to Brookside Road); Applicant: Gulick Properties LLC; Application for Site Plan Review Modification to extend paving of Brookside Road.  
**(Request for action)**

[22-23 Application Documents](#)

**PUBLIC HEARING (TO BEGIN AT 7:45PM)**

**22-18+CSP. 35 Cottage Rd.,** Map 31, Lot 5, R-2. Owner/Applicant: 35 Cottage Road, LLC; Site Plan application for a proposed affordable housing development under C.G.S. 8-30g, to construct eighteen residential dwelling units and associated site improvements. Application also includes a Coastal Site Plan Review. **(Continued from 8/18/22)**

[22-18+CSP Application Documents](#)

**Deliberation of Public Hearing item**

**APPROVAL OF MINUTES:** August 18, 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 Lauren Rhines at 203.245.5602 or by email to [rhinesl@madisonct.org](mailto:rhinesl@madisonct.org) at least five (5) business days prior to the meeting.