

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

**AGENDA**

Thursday, October 20, 2022

7:00 P.M.  
Webinar

\* Zoom Online

**Public Participation Information Below**

[Webinar Link](#)

Password: 452138

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

**CALL TO ORDER**

**PUBLIC HEARINGS:**

**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. **(Request to Table to 11/17/22)**

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

**DELIBERATION OF PUBLIC HEARING:**

**REGULAR MEETING:**

**22-24CSP. 31 Chapman Ave.** Map 18. Lot 68, R-4. Owner/Applicant: John Bensche, Coastal Site Plan Review; demolish and reconstruction of a single-family dwelling with associated site improvements.

[22-24CSP Application Documents](#)

**22-27. 251 Boston Post Rd.** Map 35, Lot 53; R-1 District; Applicant: Frasher Lulja, Petition for Regulation Amendment to Madison Zoning Regulations, Section 32 Planned Development District. **(Schedule Public Hearing for 11/17/22)**

[22-27 Application Documents](#)

**DISCUSSION:**

Discuss and decide whether or not to schedule a public hearing regarding opting out of the accessory dwelling unit provisions of Public Act No. 21-29.

**APPROVAL OF MINUTES:** August 30, 2022

September 15, 2022

October 6, 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](mailto:ferranted@madisonct.org) at least five (5) business days prior to the meeting.