

TOWN OF MADISON
PLANNING AND ZONING COMMISSION

AGENDA

Thursday, November 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

PLAN OF CONSERVATION & DEVELOPMENT UPDATE

1. Discuss State responsible growth policies and alternative outlines
2. Discuss implementation table from 2013 POCD
3. Next steps

[Documentation](#)

DISCUSSION

Review comparison of Madison Accessory Apartment regulations and PA 21-29 accessory apartment provisions

[Documentation](#)

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. **(Request from applicant to table PH scheduled for 11/17/22)**

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

22-27. Applicant: Frasher Lulaj; Petition for Regulation Amendment to Madison Zoning Regulations 32 Planned Development District. **(Public Hearing scheduled for 11/17/22)**

[22-27 Application Documents](#)

Public Hearing regarding opting-out of accessory apartment provisions per Public Act 21-29. Hearing initiated with 2/3 vote of the P&Z Commission to discuss and decide whether or not to opt out of the accessory apartment provisions of Public Act 21-29. **(Public Hearing scheduled for 11/17/22)**

RECEIPTS

22-28. 908-910 Boston Post Rd. Map 39, Lots 3 and 4. Owner/Applicant: The General's Residences at Fence Creek Homeowner's Association; Site Plan Review Modification regarding site improvements and building color **(Discussion and action tabled to 11/17/22 meeting)**

[22-28 Application Documents](#)

22-29. 8 Scotland Avenue. Map 39, Lot 56, D. Owner: Apero, LLC, Applicant: Guillaume Traversaz; Minor Site Plan Review. **(Discussion and action tabled to 11/17/22 meeting)**

[22-29 Application Documents](#)

APPROVAL OF MINUTES: October 20, 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.