

TOWN OF MADISON

Planning & Zoning Commission

8 Campus Drive, Madison, CT 06443 (203) 245-5631

REGULAR MEETING

THURSDAY, JANUARY 19, 2023 at 7:00PM

HYBRID LOCATION IN PERSON AND VIA ZOOM WEBINAR:

Meeting Room 'A'

8 Campus Drive, Madison, CT 06443

[Webinar Link](#)

Webinar ID: 915 8196 6735

Password: 452138

Call-in: 1 646 558 8656

AGENDA

CALL TO ORDER

PUBLIC HEARING(S):

22-25+CSP. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison; Special Exception Permit per Section Modification to convert 21,504 sq.ft. of undeveloped area into enclosed dog park. Application includes a Coastal Site Plan Review.

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

DELIBERATION OF PUBLIC HEARING

22-30. 300 Green Hill Road. Map 64, Lot 36, RU-2, Owner/Applicant: Town of Madison, Special Exception Permit to remove four existing tennis courts and replace with six courts.

[22-30 Application Documents](#)

DELIBERATION OF PUBLIC HEARING

22-32. 32 New Rd. Map 49, Lot 25, Light Industrial Zone; Applicant: Thomas A. Stevens & Associates, Inc; Owner: RWT Corporation; Special Exception Application per Section 7.1 to construct 60' X 114' (6802SF) 1-story addition to rear of existing manufacturing building; demolition of 1351SF portion of rear detached building

22-32 Application Documents

DELIBERATION OF PUBLIC HEARING

22-33. Applicant: Frasher Lulaj, Petition for Regulation Amendment to Madison Zoning Regulations Section 32 Planned Development District.

[22-33 Application Documents](#)

DELIBERATION OF PUBLIC HEARING

REGULAR MEETING

PENDING:

22-31. 155 New Rd. Map 60, Lots 9, 10, 11, RU-2 Zone; Petitioner: Hammonasset Commons, LLC, Property Owner: 155 New Road Madison LLC; Petition for Zone Boundary Change, Planned Development District per Section 32 to construct forty-five dwelling units and associated site improvements in a two-phase development (**Public hearing scheduled for 2/16/23 meeting**)

[22-31 Application Documents](#)

23-01. 250 Samson Rock Drive. Map 38, Lot 51. R-2 District. Owner: Bank of America; Applicant: Andrew Rainone, Horton Group, LLC. Site Plan Review to upgrade security lighting on entire site. (**Received 1/4/23**)

[23-01 Application Documents](#)

RECEIPT(S):

8-24 Referral – 2.35 acres from Mungertown Road, Map 56, Lot 1 and 6.5 acres from Green Hill Road, Map 64 Lot 48 from the Town of Madison to the Madison Land Conservation Trust for open space.

[Documents](#)

Dairy Hill Extension Road Acceptance

APPROVAL OF MINUTES: January 5, 2023

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.