

**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

[Documents](#)

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