

SUBJECT TO APPROVAL

**MADISON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Feb. 21, 2019**

The regular meeting of the Madison Planning and Zoning Commission was conducted Thursday, Feb. 21, 2019, at 7 p.m., in Meeting Room A at Madison Town Campus.

MEMBERS PRESENT

Chairman Ronald Clark, Vice Chairman James Matteson, Joseph Bunovsky, Jr.

MEMBERS ABSENT

Secretary Thomas Burland, John K. Mathers, Brian Richardson, Elliott Hitchcock, Joel Miller, and Amanda Mitchell.

ALTERNATES PRESENT

Seonaid Hay.

OTHERS PRESENT

Director of Planning and Economic Development David Anderson; MCTV taped the meeting.

The regular meeting of the Madison Planning and Zoning Commission was called to order at approximately 7 p.m. by Chairman Ronald Clark. Chairman Clark seated Alternate Commissioner Seonaid Hay for absent Commissioner Joel Miller. Due to a variety of conflicts, there would not be a quorum, Chairman Clark stated.

19-03. 101 Garnet Park Road. Map 34, Lot 4. R-2 District. Owner/Applicant: Alket Meco. Request for Coastal Site Plan Review for construction of a driveway.

Ross Gladstone, of Indigo Land Design, stated that this project was previously approved in April 2017, which included the removal of the old house and the building of a new house, currently under construction. An infiltration system has also been installed, he stated. Previously, the driveway had two entrances, one on the east side and one on the west side, and plans were to make it a driveway with only one entrance, according to Mr. Gladstone. But since construction has started, the property owner favors the previous driveway and would like to have the two entrances, one on the east side, but moving it farther away from the east, and the second entrance on the west side, according to Mr. Gladstone. There will be two paved aprons, along with stone work; the extension is outside the 100-foot setback for wetlands, according to Mr. Gladstone.

Director of Planning and Economic Development David Anderson stated that there is no quorum, and since this is a modification of a coastal site plan that the Planning and Zoning Commission approved, he would be comfortable with signing off on the application, because it is not a substantial change. Mr. Anderson stated that he will approve the application.

Discussion regarding Hamilton Drive lot and Sec. 2.4 of the Madison Zoning Regulations.

Attorney Theodore Ladwig, representing the property owner, stated that he had several maps to show to the commission, which he passed out and explained. This property involves an illegal
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subdivision of property on Hamilton Drive, over the past 50 years, and Mr. Ladwig indicated that what is being described as a “lot” is actually a “parcel.” One map shows a lot from March 1952, owned by one property owner; another map shows a Parcel A with a house on it, and a Parcel B that was never submitted for subdivision approval, according to Mr. Ladwig. A fourth map shows that from Parcel A1, Parcel A2 was created in 1965, which was also not submitted for subdivision approval in 1965; Parcel B is owned by Mr. Ladwig’s client. Zoning did not start in Madison until 1953. Mr. Ladwig stated that he is trying to have Parcel B recognized as an approved lot, but it has frontage on a private road, and Section 2.4 of the town planning and zoning regulations stated that a lot that has frontage on a private road has to have an unobstructed exclusive right of way to a public street. In addition, the town attorney has stated that the property owner does not have exclusive right of way to Hamilton Drive, but nor do four other houses on the private road, according to Mr. Ladwig, who asked that the word “exclusive” be removed from Section 2.4 of the Madison Planning and Zoning Regulations. Director of Planning and Economic Development David Anderson stated that the word “exclusive” has caused problems for other property owners in Madison, and the Planning and Zoning Commission could propose an amendment to remove the word, with the proposal being heard in a public hearing. Two problems facing this property are the fact that this was not an approved subdivision, but the property owner could apply to the Planning and Zoning Commission to have it approved as a subdivision, and the second issue is use of the word “exclusive” in Section 2.4, according to David Anderson. No right of way access could be considered “exclusive,” if other property owners are sharing it. Mr. Ladwig stated that it would be helpful for his client and for the town of Madison if the word “exclusive” were removed, and once done, his client could make an application for subdivision approval. The earliest a public hearing could take place to remove the word would be April, Mr. Anderson stated. Mr. Ladwig stated that his client is interested in selling the property. Mr. Anderson stated that he would initiate a dialogue on this with the town attorney, and the Planning and Zoning Commission can move forward from there.

PUBLIC HEARING ITEMS (Scheduled for 7:30 P.M.):

18-33. Regulation Amendment. Applicant: Madison Planning & Zoning Commission. Petition for a Regulation Amendment to Section 6.1.3 to increase the average building height allowed by special exception permit in the C District to 50 feet; Section 6.15.2 to allow the Commission to reduce or waive the residential-to-commercial floor area ratio requirements for multi-family dwelling units in the C & T Districts; and Sections 2A.1.5 and 12.8 to no longer require a variance to elevate an existing structure, and for necessary ingress and egress stairs and landings, to meet the required elevation standards of the National Flood Insurance Program.
Continued from January 17, 2019.

Chairman Clark stated that the public hearing has to be continued into the next month.

Vice Chairman James Matteson made the motion to continue the public hearing to the next month; it was seconded by Chairman Clark and unanimously approved.

Vote to continue the public hearing passed, 4-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Matteson, and Commissioners Joseph Bunovsky, Jr. and Seonaid Hay.

OPPOSED: None.

ABSTAINED: None.

Discussion regarding William Plunkett property and event plans.

William Plunkett presented a site plan of his property on Wall Street to discuss the concept of having a summer event there; buildings that are on the site were shown in gray, and the orange parcels were the event structures, such as tents and a stage. The idea is to have a party, or “event,” on the property that would be family friendly, there would be live music, but it would consist of smaller acts, such as jazz; there would also be grills, picnic tables, a food tent, local brewers, a magician, face painting, and balloons, according to Mr. Plunkett, who would like it to be at the start of summer and festive. He described it as a good will effort, to serve as a reward for students getting out of school, as well as an event for parents to enjoy. Mr. Plunkett stated that he is thinking about doing more than one event. Director of Planning and Economic Development David Anderson stated that the Planning and Zoning Commission would have to give site plan approval for ongoing, regular events, but a single event has a permitting process involving various town officials, such as the health department and the fire marshal. Mr. Plunkett stated that he is considering having the event on a Sunday, possibly from 2 p.m. to 7 p.m. Chairman Clark stated that there are concerts on the green, but he asked that thought be given to noise and whether it should actually take place on a Sunday. All of the commissioners were in favor of the event taking place. Mr. Anderson stated that he will work with Mr. Plunkett on the plans and keep the Planning and Zoning Commission updated.

Approval of Minutes: Regular Meeting – January 17, 2019 ~ No action taken.
Planning Meeting – February 7, 2019 ~ No action taken.

Remarks: **ACCA Liaison Report** ~ No report.
 Commission Chair ~ Chairman Clark announced that town officials and a University of Connecticut professor will be meeting with the Planning and Zoning Commission on April 4, 2019, to discuss climate change, sea level rise, and coastal resiliency plans.
 Town Planner ~ No remarks.

Adjournment

Commissioner Hay made the motion to adjourn at 7:55 p.m.; it was seconded by Commissioner Bunovsky and unanimously approved.

Vote to adjourn at 7:55 p.m. passed, 4-0-0.
IN FAVOR: Chairman Clark, Vice Chairman Matteson, and Commissioners Bunovsky and Hay.
OPPOSED: None.
ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk