

Subject to Approval

MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES Mar. 3, 2022

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, March, 3, 2022, at 7 p.m., remotely, using Zoom Videoconferencing. The public was invited to participate remotely by joining the meeting through a Zoom webinar link password, telephone call-in number, and a webinar identification number. Log-in and call-in details were posted to the Town of Madison website (<https://www.madisonct.org/>), prior to the meeting.

MEMBERS PRESENT

Carol Snow, Giselle McDowall, John K. Mathers, Ron Bodinson, and Peter Roos and Seonaid Hay.

MEMBERS ABSENT

Elliott Hitchcock

ALTERNATES PRESENT

None.

OTHERS PRESENT

Town Planner Erin Mannix. The meeting was recorded via Zoom Videoconferencing software for You Tube viewing.

The Meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:00 p.m. by Chairman Carol Snow

She read her introduction and public hearing procedure statement.

The legal notice was read as published.

PUBLIC HEARING(S)

22-01. 544 Opening Hill Rd. Map 116, Lot1, RU-1. Owner/Applicant: Timothy Mack. Application for a two lot Re-Subdivision. (*Continue to 3/17/22*)

Commissioner Hay made a motion to open the public hearing, seconded by Vice Chair Roos.

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Ron Bodinson, and Peter Roos and Seonaid Hay

OPPOSED: None

ABSTAINED: None

Commissioner Hay made a motion to continue the public hearing to March 17, 2022, seconded by Vice Chair Roos.

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Ron Bodinson, and Peter Roos and Seonaid Hay

OPPOSED: None

ABSTAINED: None

REGULAR MEEETING:

Chairman Snow received a request from Keith Nielsen, who will be representing **21-30. 109 Hartford Ave** to present first, as he has another commitment with another municipality, she then asked for a motion to restructure the agenda.

Commissioner Mathers made a motion to restructure the agenda, seconded by Vice Chair Roos.

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Ron Bodinson, and Peter Roos and Seonaid Hay

OPPOSED: None

ABSTAINED: None

a. Pending Applications:

21-30. 109 Hartford Ave. Map 12, Lot 79, R-4. Owner: Amy Cohen; Applicant: Docko, Inc. Application for Coastal Site Plan Review to restore existing deteriorated shoreline stabilizing retaining wall. (*Request for action*)

Keith Neilson, with Docko, Inc who specializes in shoreline facilities and water fronts presented the application. He states the applicant has a beach front location, and the property has been subject to damage in several recent storms and they started the coastal site plan process several months ago. Document, sheet 1 which shows the existing conditions were discussed.

Commissioner Mathers asked about the current conditions of the seawall and further asked if the new vegetation is suitable for the new conditions. Chairman Snow asked for the planting table to be shown and stated that the applicant did a great job revising and responding to the recommendations of DEEP. Being that were no further questions or comments from the Commissioners the following motion was made.

Commissioner Mathers made the motion to approve application 21-30. 109 Hartford Ave. Map 12, Lot 79, R-4 to restore the existing deteriorated shoreline, stabilizing a retaining wall, as shown on a revised set of plans by Docko, and incorporated dated February 12, 2022 with the following conditions: Number one: that the applicant contact, the zoning enforcement officer prior to the start of any construction activities and number 2: that all

erosion and sedimentation control measures be installed prior to any site work and be maintained for the duration of the project. Seconded by Commissioner Hay

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Ron Bodinson, and Peter Roos and Seonaid Hay

OPPOSED: None

ABSTAINED: None

Chairman Snow states, this application is approved with a finding that it's consistent with coastal use and resource policies of the State of Connecticut. Effective date of this approval is March 18, 2022.

22-03. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison. Site Plan Modification for Salt Meadow Park tree landscape plan. *(Request for action)*

Austin Hall - Director of Beach, Recreation and Senior Services and members of the MAD for trees – Robert Kuchta and Fran Brady were present for the Town of Madison. Mr. Hall stated that the Town has partnered with MAD for trees to beautify Salt Meadow Park and to provide needed shade and delineation of parking areas. Mr. Hall stated there was a landscape plan that was developed back in 2013 (that did not happen) and with the help of MAD for trees, a new plan was developed. Furthermore, this project supports a local business – Summer Hill Nursey and this will be a community effort.

Mr. Brady, founder of MAD for trees states the project is being funded for free by the generous donations of Madison residents and that planting will take place after Earth Day.

Commissioner Hay asked about the sizes of the trees and wondered if they are susceptible to being knocked down by winds. Mr. Kuchta states most of the trees will be 3, 5 or 7 gallons (7 being the largest) and in his experience the smaller trees are able to adapt to their root systems more quickly.

Commissioner Bodinson stated he is not in support of this application as the priorities are odd, he further states, the Salt Meadow Board voted about 3-4 years ago to put in a restroom, the Town appropriated the money and the design was made and its still not installed.

Town Planner, Mrs. Mannix recommended to Mr. Hall to have someone mark out all of the buried lines, before digging as there are gas lines and other utilities.

Noreen Kokoruda, liaison to Planning and Zoning asked if parking spaces would be lost and would visibility be an issue. Mr. Hall states he does not see that being a problem.

Vice Chair Roos made the motion to approve application 22-03. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2; district owner, Applicant Town of Madison Site plan Modification for Salt Meadow Park tree landscape plan as shown in the application materials dated February 1, 2022. Seconded by Commissioner Mathers.

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Peter Roos and Seonaid Hay
OPPOSED: None
ABSTAINED: Ron Bodinson

21-34: 14 Railroad Ave. Map 49, Lot 54; D-District; 14 Railroad Avenue, LLC; Site Plan Review & Special Exception per Sec.6.2.2.2 to construct 16-unit multifamily development and associated site improvements. *(Extension granted, hearing continued to 3/17/22)*

Hearing continued to 3/17/22

b. New Applications:

22-04. 155 Overshores Drive West. Map14, Lot 10. R-4. Owner: Scott J. Taylor and Cynthia A. Taylor; Applicant: RACE Engineering, Inc. Coastal Site Plan for repairs to existing shoreline flood and erosion control structure - concrete seawall and retaining wall. *(Table action to 3/17/22)*

22-06. 45 Wall St. Map 38, Lot 61, D-District. Owner/Applicant: Gulick Properties, LLC. Site Plan Review & Special Exception requests per Sec.6.2.2.2(o) to construct 5 dwelling units; Sec. 6.2.3(e) increased maximum building coverage to 28.4%; and Sec. 6.2.3 (h) increased maximum building height to 31ft. *(Scheduled for Public Hearing 3/17/22)*

CORRESPONDENCE:

131 Cottage Rd. Map 31, Lot 25, T-District, Cottage Road Development Partners, LLC. Request for 5-year extension to complete site plan for previously approved multifamily affordable housing development

Vice Chair Roos asked to be recused from this correspondence.

Elizabeth Torres, a housing development consultant working with Hope partnership, and the Caleb Foundation was present for the applicant and states that this parcel was acquired a couple years back and the plan is to develop 31 housing units on the site. They recently submitted a financing application to the Connecticut housing finance authority for tax credits that they would need to construct the development and as a result of their underwriting and review, they were

flagged. Ms. Torres states this approval is needed if they're going to be successful in securing their funding.

Commissioner Mathers questioned why 5 years was needed to complete the site plan? Ms. Torres states the statute allows up to 5 years, so the applicant(s) took advantage of that but does not expect 5 years to complete.

Commissioner Bodinson made the motion to grant the 5-year extension for 131 Cottage Rd., seconded by Commissioner McDowall.

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Seonaid Hay and Ron Bodinson.

OPPOSED: None

ABSTAINED: None

APPROVAL OF MINUTES: February 3, 2022

Vice Chair Roos made the motion to approve the February 3rd, 2022 minutes as submitted; it was seconded by Commissioner Hay.

IN FAVOR: Carol Snow, Giselle McDowall, John K. Mathers, Ron Bodinson, and Peter Roos and Seonaid Hay

OPPOSED: None

ABSTAINED: None

REMARKS: **Commission Chair** – Chairman Snow stated the structure of the agenda could be slightly confusing at times. Mrs. Mannix states, keeping the pending applications on is just to keep the commission, and the public aware of ongoing applications, whether they're being heard at this particular meeting or for an upcoming meeting.

Town Planner: None

ADJOURNMENT

Commissioner Mathers made the motion to adjourn at 8:09 p.m.; it was seconded by Vice Chair Roos.

IN FAVOR: Chairman Snow, Vice Chair Roos, and Commissioners McDowall, Hay, Mathers and Bodinson.

OPPOSED: None

ABSTAINED: None

Respectfully submitted, Racquel Stubbs