

## Subject to Approval

### MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES

April 21, 2022

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, April 21, 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, Elliot Hitchcock, Giselle McDowall, Seonaid Hay and Peter Roos.

#### **MEMBERS ABSENT**

John K. Mathers and Ron Bodinson

#### **ALTERNATES PRESENT**

None.

#### **OTHERS PRESENT**

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

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**The Meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:01 p.m. by Chairman Carol Snow**

She read her introduction and public hearing procedure statement.

The legal notice was read as published.

#### **PUBLIC HEARING:**

**22-06. 45 Wall St.** Map 38, Lot 61, D-District. Owner/Applicant: Gulick Properties, LLC. Site Plan Review & Special Exception Modification 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. **(Continued from 4/7/22)**

**Commissioner McDowall made a motion to open the public hearing. Seconded by Vice Chair Roos.**

IN FAVOR: Chairman Snow, Vice Chair Roos, Secretary Hitchcock and Commissioners McDowall and Hay

OPPOSED: None

ABSTAINED: None

Mrs. Mannix states the applicant is granting the commission an extension of 65 days to continue the public hearing to address other items proposed in the project.

**Vice Chair Roos made the motion to continue the public hearing to June 16, 2022. Seconded by Commissioner Hay.**

IN FAVOR: Chairman Snow, Vice Chair Roos, Secretary Hitchcock and Commissioners McDowall and Hay  
OPPOSED: None  
ABSTAINED: None

**22-07. 20 Island Avenue.** Map 27, Lot 35; R-2 District; Applicant: Town of Madison; Special Exception Modification per Section 4.7 of the Madison Zoning Regulations

**Vice Chair Roos made a motion to open the public hearing. Seconded by Commissioner Hay.**

**Commissioner McDowall recused herself from the public hearing.**

Mrs. Mannix, Town Planner presented the application in absence of the First Selectwoman. She states the Town is seeking to amend special exceptions #97-11 (granted in 1997) and #97-61D (granted in 1998) to eliminate the following conditions – (1) modular classroom removal by June 30, 2007 and yearly status reports to the P&Z commission. The February 2022 referendum title search showed the structures are not in compliance with the above referenced special exception approvals. Currently, the portable classrooms are being used by the Towns lessee, OLM Prep School. Removal of these conditions would allow future use of the modular.

Vice Chair Roos asked why was a specific deadline added to the special exception. Mrs. Mannix states she is not sure but there were concerns about the growing number of students and not having a permanent solution. Commissioner Hay asked what is the projected lifespan of the modular, and if a new modular could be installed or removed. Mrs. Mannix states any replacement or removal of the structure would require return to the commission. Vice Chair Snow asked about the condition of the modular. Mrs. Mannix states she is not qualified to answer but the buildings looked to be maintained and they are currently being used. The hearing was then opened to the public for questions/ comments.

Sarah Evans, 56 Island Ave would like additional plants or maintained trees to be installed to screen her property from the site before the commission approves this special exception as her property is located by the playground. She further states, the discussion of the playground is relevant to the discussion of the modular units, because the overall occupancy of the property has increased substantially, because of the modular units.

Rosalyn Cama, 31 Island Ave asked if the scope of the application could be reviewed again.

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

IN FAVOR: Chairman Snow, Vice Chair Roos, Secretary Hitchcock and Commissioner Hay

OPPOSED: None

ABSTAINED: None

### **Deliberation of Public Hearing item**

For clarification, Commissioner Hay asked if the commission was solely deliberating on the modular classroom; Chairman Snow states that is her understanding as the special exception pertains to the modular. Secretary Hitchcock states he has no issues with the conditions in the original approval as he feels the playground does not pertain to this application. Vice Chair Roos thinks if the applicant is asking the date of June thirtieth to be removed, then in granting that, the Commission can require more screening; he wonders if that is within their purview with respect to special exceptions. Mrs. Mannix states the Commission does have a level of discretion in placing conditions on special exception approvals. Commissioner Hay states the screening was about the extension of the building towards the houses to the south and the west and has no issues with the application. After further deliberations, the following motion was made.

**Secretary Hitchcock made the motion to approve the application submitted with the removal of the 2 conditions – 1. Modular classroom removal by June 30, 2007; and 2. Yearly status reports to the Planning & Zoning Commission. Seconded by Commissioner Hay.**

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioner Hay

OPPOSED: Vice Chair Roos

ABSTAINED: None

### **REGULAR MEETING:**

#### **a. Pending Application(s)**

**22-11. Wildwood Subdivision.** Map 5, Lot 21; RU-1 District; Owner/Applicant: Hilary and Michael Delaney; Lot Line Revision/Sub-division Modification 3 lot subdivision. ***(Request for Action)***

Present for application– James Galligan (professional engineer with Nafis and Young, representing Mr. & Mrs. Delaney), Michael Delaney (owner), Nafis and Young.

The applicant revised the lot lines and the adjustments comply with the zoning regulations and were done to balance out the lot area and frontage between the three lots. The Inland Wetlands and Watercourses Agency reviewed the lot line revisions and approved regulated activities to develop the individual lots at their last meeting on April 4, 2022.

**Vice Chair Roos VOTED that the Madison Planning & Zoning Commission approve application # 21-11 Wildwood Subdivision, Map 5, Lot 21, RU-1 District, Owner/Applicant: Hilary & Michael Delaney; lot line revision/subdivision modification 3 lot subdivision as shown on “Lot Line Revision Map, Proposed**

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**Wildwood Ave Subdivision” Map 54, Block 21, prepared for Michael & Hilary Delaney, by Nafis & Young Engineers, Inc. dated revised March 11, 2022 with the following conditions:**

- 1. That all easement language be submitted for review by the Land Use Dept prior to filing record subdivision map on the Land Records;**
- 2. That a stormwater maintenance plan for the swales be submitted for review by the Land Use Dept prior to filing record subdivision map on the Land Records;**
- 3. That the fee-in-lieu of open space dedication, for a total of \$26,850.00 be submitted in accordance with CGS 8-25.**

**This application is approved based upon the findings that it complies with the Madison Subdivision regulations. This approval is effective on May 6, 2022 and upon filing of the record re-subdivision map on the land records.**

**Seconded by Commissioner McDowall.**

IN FAVOR: Chairman Snow, Vice Chair Roos, Secretary Hitchcock and Commissioners McDowall and Hay

OPPOSED: None

ABSTAINED: None

**b. Receipt(s):**

**22-09DVD. 761 Boston Post Rd.** Map 38, Lot 96; DVD; Owner: Davis Realty; Applicant: Harold L, Blank/Madison Arts Cinema; Major Alteration in the Downtown Village District per Section 30 for digital sign. ***(Scheduled for Public Hearing 5/19/22)***

***Received by the commission.***

**22-12. 251 Boston Post Rd.** Map 35, Lot 53; R-1 District; Applicant: Frasher Lulja Petition for Regulation Amendment to Madison Zoning Regulations Section 4 to allow restaurant use. ***(Scheduled for Public Hearing 5/19/22)***

***Received by the commission.***

**DISCUSSION:**

**353 Boston Post Rd.** Map 36, Lot 53 R-1 District; Long Hill Development, LLC; Pre-application meeting regarding Barberry Farm Planned Development District.

Present for application -Attorney Majorie Shansky, Chuck Mandel, engineer and Tony Bolduc from Thomas A. Stevens; Principals of Long Hill Development – Adam Greenberg & Timothy Herbst

Attorney Shansky states this is a pre-application meeting about a planned development district. On a parcel of about 12 acres they are proposing to construct 22 dwelling units. The path for development includes seeking a minor text amendment to Section 32 wetlands application; in the event of approval of 4 - *Madison Planning and Zoning Commission, Regular Meeting, April 21, 2022*

those applications they plan to file a detailed site plan leading to the planned development. Commissioner Hay asked about the proposed square footage of the dwellings. Mr. Herbst states 2,500 to 2,800 square feet. Attorney Shansky continues to say, that now that they have had the pre-application conversation with the commission (a requirement part of section 32) they will finalize the plans to include a traffic study, completed architectural & landscaping drawings etc. for the Commission to review as the master plan of this plan development District.

**APPROVAL OF MINUTES:** April 7, 2022

**Commissioner McDowall made the motion to approve the April 7th, 2022 minutes as submitted; it was seconded by Vice Chair Roos.**

IN FAVOR: Chairman Snow, Vice Chair Roos, Secretary Hitchcock and Commissioners McDowall and Hay.

OPPOSED: None

ABSTAINED: None

**REMARKS:** Commission Chair – None

**Town Planner –**

Mrs. Mannix states they are looking for a Regional Planning Commission Representative volunteer who would be interested in meeting with the regional planning commission and serving once a month on the board. Also, the upcoming May 5th meeting will be a joint meeting with the Board of Selectmen to have a presentation regarding the draft affordable housing plan that was completed by the Affordable Housing Plan Committee.

**ADJOURNMENT**

**Commissioner Hay made the motion to adjourn at 8:31p.m.; it was seconded by Secretary Hitchcock and unanimously approved.**

IN FAVOR: Chairman Snow, Vice Chair Roos, Secretary Hitchcock and Commissioners McDowall and Hay

OPPOSED: None

ABSTAINED: None

Respectfully submitted,  
Racquel Stubbs