

Subject to Approval

MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES

June 2, 2022

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, June 2, 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 and Ron Bodinson

MEMBERS ABSENT

Seonaid Hay

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.

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.

Commissioner McDowall made a motion to open the public hearing; seconded by Commissioner Bodinson.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioners McDowall and Bodinson

OPPOSED: None

ABSTAINED: None

Chris McKeon, attorney; Travis Gulick from Gulick Properties and Matt Williams, architect was present for the application. Mr. McKeon states this request is a modification to special exceptions granted in 2018 – this modification seeks approval to build a 5 residential unit compared to the previous approved

9 units, an approval to increase maximum height and also building coverage. He further states this is a less intensive use to what was previously approved by the commission. Mr. McKeon states his client has entered into an agreement with the property owners on Brookside to pave the road – and paving will continue in the regulated area of the wetland. He further states an easement was negotiated between the owner of Brookside road (Private road).

Mr. Williams then reviewed the site plan for the dwellings and states the units will be 2 bedrooms approximately 2200 square ft. He also reviewed a rendering plan of the site.

Commissioner Hitchcock asked what was the square footage of the previous the 9 units. Mr. Williams states he is not sure, but thinks they ranged from 800 – 1400 sq. ft. He continues to say the new proposed 5 units are designed to the slope of the land and a new septic system will be installed.

Mr. McKeon states the goal for tonight's meeting is to continue the public hearing to the June 16, 2022 meeting.

Mrs. Mannix then reviewed staff concerns; she states curbing should be further reviewed as it should be the same material used for paving, also drainage issues were still a concern and also needs further review.

Commissioner Bodinson asked about the special exception regulations requirement and what is allowed.

Mr. McKeon states for maximum building coverage 25% is the coverage and you can get up to 30%, and they are seeking 28.4%. With respect to the height, he states you can go up to 40 feet by special exception and the base height limit is 30ft, and they are asking for 31ft.

There was no public comment.

Commissioner Bodinson made a motion to continue the public hearing to June 16, 2022. Seconded by Secretary Hitchcock.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioners McDowall and Bodinson

OPPOSED: None

ABSTAINED: None

REGULAR MEEETING:

a. Pending Application(s)

09-05D & 09-06D+CSP; 14-08. 67 Boston Post Rd, Map 44, Lot 19, East River Farms,
Request for extension for 20-unit HOD multi-family residential development and related site improvements.

Chuck Mandel agent for Bob Murphy was present for the application. He states, to date they have staked out the property lines on the eastern side, the entire drainage system for the roadway is in place and some of the infiltrators have been installed. A plan was shown of the site to give the commissioners a sense of what is there. Mrs. Mannix reviewed the plan and spoke to what was completed, and units that are currently under construction. She states residents in the development are frustrated with the status of work, and are concerned about extensions being granted without some assurance that this project would be completed. Mrs. Mannix states staff completed a review of the entire application,

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went out and inspected the property and met with the developer to go through a punch list of items that needed to be done, and tried to engage & encourage them to finish this statutorily. Mrs. Mannix also reviewed the guidelines for extension requests per staff memo dated May 10, 2022. She states it's her recommendation to grant an extension for the year in accordance with the statutes, and it would also be her recommendation to require that site improvements be completed prior to the next issuance of the final certificate of zoning compliance and if they're not, then the developer should post a bond for any outstanding information.

Commissioner Bodinson made the motion to table application to June 16, 2022. Seconded by Secretary Hitchcock.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioners McDowall and Bodinson

OPPOSED: None

ABSTAINED: None

22-15. 181, 187 Wildcat Rd., 193 Horsepond Rd. Map 67, Lot(s)44/45/49, RU-2 District. Owner: Asiye Kay, Francis Underhill, Catherine P. Dolph; Applicant: Nicholas Mingione, Esq., Application for lot line revision. **(Received 5/19/22)**

Per Mrs. Mannix, the applicants were unable to attend the meeting.

Commissioner Bodinson made the motion to table application 22-15. 181, 187 Wildcat Rd., 193 Horsepond Rd to June 16, 2022. Seconded by Secretary Hitchcock.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioners McDowall and Bodinson

OPPOSED: None

ABSTAINED: None

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. **(Continued to June 16, 2022)**

APPROVAL OF MINUTES: May 19, 2022

Chairman Snow made the motion to approve the May 19, 2022 minutes, seconded by Commissioner McDowall.

Modification: page 2, states: Commissioner Mathers asked if a special exception is granted, does it apply to this application, or does it apply to the property? Mrs. Mannix states the application.

For clarification, Mrs. Mannix states just to that particular property.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioners McDowall and Bodinson

OPPOSED: None

ABSTAINED: None

REMARKS: Commission Chair – None

Town Planner

Mrs. Mannix states the Land Use office released their RFQ advertisement, for a planning consultant to get started on their plan of conservation and development which will be opened till June 17, 2022 and hopefully in July they will have the consultant on board.

ADJOURNMENT

Commissioner Bodinson made the motion to adjourn at 8:09p.m.; seconded by Secretary Hitchcock and unanimously approved.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioners McDowall and Bodinson

OPPOSED: None

ABSTAINED: None