

Subject to Approval

MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES

June 16, 2022

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, June 16, 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

Elliot Hitchcock, Ron Bodinson and Seonaid Hay

MEMBERS ABSENT

Carol Snow and Giselle McDowall

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 7:002 p.m. by acting chair Elliot Hitchcock

PUBLIC HEARINGS:

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 6/2/22 mtg)*

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

IN FAVOR: Acting chair Hitchcock and Commissioners Hay and Bodinson

OPPOSED: None

ABSTAINED: None

Chris McKeon, attorney; Travis Gulick from Gulick Properties; Matt Williams, architect and Gregg Fedus, civil site engineer was present for the application. Attorney McKeon reviewed the project and Mr. Fedus gave a general overview of the utilities, drainage – a review of the infiltrator system and septic for the site. A site plan of 45 Wall Street was shown for further information. Commissioner Hay asked about the gutter line and runoff for each building – she was concerned

about flooding or water running into the driveways. Mr. Fedus states the gutter line is where the water will run to and then run down towards the catch basin. Commissioner Hay asked if there were any comments from the wetland agency pertaining paving of Brookside Road and what that means for the wetlands. Mrs. Mannix states the wetland markers are identified and Mr. Fedus delineated the 100-foot upland review area -where the pavement stopped. She further states this particular activity is outside the upland review and would not necessitate an inland wetland permit but should the road continue further, or any activities extend within that 100 for upland review, then they would be subjected to further review.

There was no public comment.

Commissioner Hay made the motion to close the public hearing; seconded by Commissioner Bodinson.

IN FAVOR: Acting chair Hitchcock and Commissioners Hay and Bodinson

OPPOSED: None

ABSTAINED: None

Deliberation of Public Hearing item

As a modification from a previous approved application – all commissioners felt comfortable with the project.

Commissioner Hay made the motion to approve Application #22-06 45 Wall Street, Map 38, Lot 61, D-District; Owner/Applicant: Gulick Properties, LLC. Site Plan review and Special Exception modification requests per Section 6.2.2.2(o) to construct 5 dwelling units; Section 6.2.3 (e) increased maximum building coverage to 28.4%; and Section 6.2.3(h) increased maximum building height to 31 feet as shown in application documents and on plan set “Site Plan of 45 Wall Street, Madison, Connecticut, prepared for Gulick Properties, LLC, sheets 1-6, dated February 21, 2022 revised to 6/16/2022, by Fedus Engineering, LLC, Scale 1”=20’; architectural drawings “45 Wall Street” Sheets A-1 through A-4, by Williams Architects AIA, dated 2/22/22, scale as noted with the following conditions:

- 1. That the applicant submit documentation to the Zoning Enforcement Officer verifying legal authorization to install stormwater drainage structures within the property located at 100 Bradley Road.**
- 2. Zoning Enforcement Officer be notified at least 48 hours prior to commencement of any construction activities;**
- 3. That all sedimentation and erosion controls be installed prior to any site disturbance and maintained for the duration of construction activities and until the site is sufficiently stabilized to the satisfaction of the Zoning Enforcement Officer;**
- 4. That the subsurface stormwater system shall be inspected by an CT licensed professional engineer during construction to verify consistency with the approved plans.**
- 5. An as-built survey of the stormwater system components shall be submitted to the Commission with written verification from a licensed engineer that the system was constructed in accordance with the approved design plans. This**

submittal shall be completed prior to the issuance of a final Certificate of Zoning Compliance.

6. A condensed inspection and maintenance chart shall be prepared by the design engineer identifying the inspection, management, and maintenance frequency required for each component of the stormwater treatment system. This chart shall be submitted to the Zoning Enforcement Officer for review prior to the issuance of a final Certificate of Zoning Compliance.

In the event that changes to the approved plans are required as a result of other agency permitting to support the proposed activity, the Madison Planning & Zoning Commission reserves the right to review said changes and may require modification of this approval.

This approval is made based upon the finding that the proposed use is a permitted use in the district and that the standards, prerequisites and conditions specified by the regulations have been met. The public convenience and welfare will be substantially served and the appropriate use of neighboring properties will not be substantially or permanently injured. The proposed use is in accordance with the comprehensive plan. The effective date of this approval is July 1, 2022 and upon filing of the certificate of Special Exception modification on the land records.

Seconded by Commissioner Bodinson.

IN FAVOR: Acting chair Hitchcock and Commissioners Hay 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 from 5/19/22 mtg)**

Commissioner Hay made the motion to continue application 22-09DVD. 761 Boston Post Road to July 7, 2022. Seconded by Commissioner Bodinson.

IN FAVOR: Acting chair Hitchcock and Commissioners Hay and Bodinson

OPPOSED: None

ABSTAINED: None

REGULAR MEEETING:

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.

Developer Bob Murphy and civil engineer Chuck Mandel was present for the application. An as built plan dated 06/07/22 was reviewed by Mr. Mandel. He states the builder did not incorporate all the

infiltration systems that were on the original proposed plan; so, they resized the catch basin, and added an extra 806 square feet to accommodate the extra stormwater that was not captured by the individual subsurface unit. Mrs. Mannix ask if this was a preliminary as-built plan, and states the applicant would need to return to the commission with a site plan modification as some changes to the original plan had been made. Commissioner Hay states she would like to get an actual presentation on this and the changes made. Mrs. Mannix states lighting, landscape and drainage should be added to the as-built. Mrs. Mannix also reviewed outstanding items for project completion and states it is staff recommendation that these site improvements be completed prior to the next issuance of the final certificate of zoning compliance and before a CO can be issued for a unit.

Commissioner Bodinson made the motion to approve the request for an extension for site plan approval 09-05D & 09-06D+CSP; 14-08. 67 Boston Post Rd, Map 44, Lot 19, East River Farms to June 18, 2023 with the following conditions:

- 1. That all necessary site improvements be completed prior to the issuance of any further Certificates of Zoning Compliance and the existence and availability of the affordability report by the administrator. Should the applicant seek a Certificate of Zoning Compliance prior to completion of said work, the Commission will consider submission of financial surety by the applicant to guarantee the installation of outstanding improvements.**
- 2. Any future extensions will require return to the Commission for approval.**

The effective date of this approval shall be July 1, 2022.

Seconded by Commissioner Hay.

IN FAVOR: Acting chair Hitchcock and Commissioners Hay 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.

Tabled to July 21, 2022

APPROVAL OF MINUTES: June 2, 2022

Tabled to July 7, 2022

REMARKS: Acting Chair – None

Town Planner – Mrs. Mannix states qualifications are being received for consulting services for the PCOD – due June 17th, 2022.

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ADJOURNMENT

Acting Chair Hitchcock made the motion to adjourn at 8:18p.m.; seconded by Commissioner Bodinson.

IN FAVOR: Acting chair Hitchcock and Commissioners Hay and Bodinson

OPPOSED: None

ABSTAINED: None

Respectfully submitted,
Racquel Stubbs