

## Subject to Approval

### MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES

July 21, 2022

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, July 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, Giselle McDowall, Elliot Hitchcock, Seonaid Hay and Ron Bodinson

#### **MEMBERS ABSENT**

None

#### **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 7:01p.m. by Chairman Carol Snow.**

She read her public hearing procedure statement.

The Town Planner read the legal notice.

#### **PUBLIC HEARINGS:**

**21-19. Regulation Amendment. Moratorium Extension** – Applicant: Madison Planning & Zoning Commission. ARTICLE 2.20.4 – Extend temporary moratorium on Recreational Cannabis Establishments until December 31, 2022. ***(Set Public Hearing for 7/21/22)***

**Commissioner Hay made a motion to open the Public Hearing; seconded by Commissioner Bodinson and unanimously approved.**

Mrs. Mannix gave an overview of the moratorium extension; she states the original regulation amendment was before the commission last fall (September 2021)– a 9-month temporary moratorium to allow the town an opportunity to review the passage of Public Act 21-1. Mrs. Mannix further states the temporary moratorium gave the Town an opportunity to establish a marijuana committee - working group to draft recommendations for regulations, and additional time is needed to allow the process to continue. It is staff recommendation to extend the temporary 1 - *Madison Planning and Zoning Commission, Regular Meeting, July 21, 2022*

moratorium until December 31, 2022. Commissioner Hay asked if the committee will be ready with recommendations by December. Mrs. Mannix states the goal is to have some recommendations by the Fall.

Being there were no public comments – **Commissioner Hay made a motion to close the public hearing. Seconded by Commissioner Bodinson and unanimously approved.**

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

All commissioners were in favor of the extension.

**Commissioner Hay made the motion to extend the temporary moratorium on Recreational Cannabis Establishments until December 31, 2022. Seconded by Commissioner Bodinson.**

IN FAVOR: Chairman Snow, Commissioners Hay and Bodinson

OPPOSED: None

ABSTAINED: None

### **REGULAR MEETING:**

#### **Pending Application(s)**

**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 7/21/22)*

Present for the application: Chuck Mandel, professional engineer / license land surveyor and attorney Nicholas Mingione. Mr. Mingione states the pending application is for a lot line revision and at the time of the original application the applicant did not own all 3 lots. He further states, revisions were made to the plans based on staff comments. He states, the proposed lot configuration includes a 25ft frontage on Horsepond Rd and they will also seek a waiver of section 3.6 of the subdivision regulations for irregular lot shape – he states the lot is not unique to the area as other lots in the areas has irregular shapes and there is no effect on adjacent properties, public health or safety. A revised site plan was shown and Chuck Mandel gave an overview of the existing and the proposed lots. He states the health department signed off on the plans and soil tests were also completed.

Asiye Kay Underhill – 181 Wildcat Road – applicant spoke about her intentions for purchasing the land and future plans. She states her purpose was to preserve the adjacent land.

Commissioner Hay asked about driveway access to the house in the back. Mr. Mandel states it will be a shared driveway.

Mrs. Mannix then showed a map that contained irregular lots in the local area. After further discussions, attorney Mingione and his client withdrew their waiver for irregular lots and was comfortable with a 3-member vote.

Commissioner Hay motioned the Madison Planning & Zoning Commission to waive Section 3.6 of the Subdivision regulations that states lots with long appendages or lots with extremely irregularly shapes be prohibited. This finding is made because the acquisition of additional square footage brings 181 Wildcat Rd into conformance with the minimum lot standards of the RU-2 District. No significant adverse effect on adjacent property or public health and safety is anticipated.

Commissioner Hay motioned the Madison Planning & Zoning Commission to approve application #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 as shown on survey entitled, "Lot Line Revision Bruce Hills and Madison Springs, prepared for Asiye Kay, 181, 187 Wildcat Rd and 193 Horsepond Rd, prepared by Thomas A Stevens & Associates, Scale 1"=50', dated 4/20/22 revised to June 28, 2022

The effective date of this approval shall be August 5, 2022 and upon filing of the signed mylar on the land records. Seconded by Commissioner Bodinson.

IN FAVOR: Chairman Snow, Commissioners Hay and Bodinson  
OPPOSED: None  
ABSTAINED: None

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

**Tabled to August 18, 2022 meeting.**

**REMARKS:** Commission Chair - None

**Town Planner** - Mrs. Mannix gave a brief overview on upcoming public hearings for the commission. She further states the BOS will decide on awarding the contract for consulting services to Tyche Planning & Policy Group at their Monday meeting (7.25.22).

Being there are no action items for the next upcoming meeting; the commissioners agreed to cancel the August 4, 2022 meeting.

**ADJOURNMENT**

**Commissioner Bodinson made the motion to adjourn at 7:57p.m.; seconded by Commissioner Hay.**

IN FAVOR: Chairman Snow, Commissioners Hay and Bodinson  
OPPOSED: None  
ABSTAINED: None

Respectfully submitted,  
Racquel Stubbs