

Subject to Approval

MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES

November 3, 2022

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, November 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, Elliot Hitchcock, Seonaid Hay, Giselle McDowall, John Dusza and Janet Peckinpaugh

MEMBERS ABSENT

Ron Bodinson

ALTERNATES PRESENT

Robert O'Connor and Michael Bugda

OTHERS PRESENT

Town Planner Erin Mannix and John Guszowski from Tyche (PPG). 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 7:01p.m. by Chairman Carol Snow. She welcomed new appointed members to the commission; all members gave brief introductions. Chairman Snow seated Robert O' Connor and Michael Bugda in absence of Giselle McDowall and Ron Bodinson. Giselle McDowall later joined the meeting.

PLAN OF CONSERVATION & DEVELOPMENT UPDATE

1. Discuss State responsible growth policies and alternative outlines
2. Discuss implementation table from 2013 PoCD
3. Next steps

Mr. Guszowski gave an overview of what is a PoCD – the statutory surrounding PoCD and the history of PoCD in Madison. He also asked commissioners to discuss their concerns or any issues they would like to addressed. Commissioners mentioned infrastructure improvements, maintaining Madison's vibrancy and also affordable housing. As for next steps, Mr. Guszowski recommended a survey / poll for commissioners to partake in that will identify which recommendations (policies / goals) from the 2013 PoCD that are still relevant or important. It was also noted that stakeholders, other committees and the public would be invited to planning meetings to gain their inputs.

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DISCUSSION

Review comparison of Madison Accessory Apartment regulations and PA 21-29 accessory apartment provisions

Mrs. Mannix gave a recap of Madison Accessory Apartment regulations and PA 21-2. She also referred to a previous memo dated October 18, 2022 for Opting out of the Accessory dwelling unit provisions of Public Act No. 21-29 (which will also be shared with new commissioners) that outlined what an accessory apartment is, provided a list of zoning regulations effective January 1, 2022 and Madison's Current Zoning Regulations.

A municipality can opt-out of these statutory accessory apartment regulation requirements under the following procedures taken before January 1, 2023:

1. Planning & Zoning Commission, by 2/3 vote, votes to initiate the opt-out process.
2. The Planning & Zoning Commission holds a public hearing.
3. The Commission decides to opt out within the ordinary statutory deadlines for considering an application (65 days after close of hearing) stating on the record the reasons for the decision (although the 2/3 vote is required to "initiate" the procedure, I believe a 2/3 vote is required to approve).
4. Notice of decision is published in the newspaper.
5. The opt out is ratified by a 2/3 vote of the Board of Selectman if the town meeting is the legislative body.

A public hearing is scheduled for 11/17/22 where Mrs. Mannix would give a PowerPoint presentation detailing key points.

PENDING:

22-25+CSP. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison; Special Exception Permit Modification to convert 21,504 sq.ft. of undeveloped area into enclosed dog park. Application includes a Coastal Site Plan Review. ***(Request from applicant to table PH scheduled for 11/17/22)***

Commissioner Hay made the motion to table PH to December 1, 2022. Seconded by Secretary Hitchcock and unanimously approved.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioner Dusza, Hay, McDowall, Peckinpugh, O'Connor and Bugda

OPPOSED: None

ABSTAINED: None

22-27. Applicant: Frasher Lulaj; Petition for Regulation Amendment to Madison Zoning Regulations 32 Planned Development District. ***(Public Hearing scheduled for 11/17/22)***

Public Hearing regarding opting-out of accessory apartment provisions per Public Act 21-29. Hearing initiated with 2/3 vote of the P&Z Commission to discuss and decide

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whether or not to opt of out the accessory apartment provisions of Public Act 21-29. ***(Public Hearing scheduled for 11/17/22)***

RECIEPTS

22-28. 908-910 Boston Post Rd. Map 39, Lots 3 and 4, R-2. Owner/Applicant: The General's Residences at Fence Creek Homeowner's Association; Site Plan Review Modification regarding site improvements and building color ***(Discussion and action tabled to 11/17/22 meeting)***

22-29. 8 Scotland Avenue. Map 39, Lot 56, D District. Owner: Aperio, LLC, Applicant: Guillaume Traversaz; Minor Site Plan Review ***(Discussion and action tabled to 11/17/22 meeting)***

APPROVAL OF MINUTES: October 20, 2022

Commissioner Hay made the motion to approve the minutes of October 20, 2022 as submitted. Seconded by Chairman Snow.

IN FAVOR: Chairman Snow, Secretary Hitchcock and Commissioner Dusza and Hay

OPPOSED: None

ABSTAINED: Giselle McDowall, Janet Peckinpough, Robert O'Connor and Michael Bugda

REMARKS: Commission Chair - None

Town Planner - None

ADIJOURNMENT

Secretary Hitchcock made the motion to adjourn at 8:32p.m.; seconded by Commissioner Bugda and unanimously approved.

Respectfully submitted,
Racquel Stubbs