

SUBJECT TO APPROVAL

**MADISON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
March 17, 2016**

The regular meeting of the Madison Planning and Zoning Commission was conducted Thursday, Mar. 17, 2016, at 7 p.m., in Meeting Room A at Madison Town Campus.

MEMBERS PRESENT

Chairman Ronald Clark, Vice Chairman Francine Larson, Secretary Christopher Traugh, James Matteson, Joel Miller, Amanda Kaplan, John K. Mathers, and Joseph Bunovsky, Jr.

MEMBERS ABSENT

Thomas Burland

ALTERNATES PRESENT

Brian Richardson

OTHERS PRESENT

Town Planner David Anderson; Selectman Bruce Wilson; members of the public.

The regular meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:03 p.m. by Chairman Ronald Clark. Chairman Clark seated Alternate Commissioner Brian Richardson for absent Commissioner Thomas Burland.

Approval of Minutes: Regular Meeting, Feb. 18, 2016
Planning Meeting, Mar. 3, 2016

Commissioner Mathers made the motion to approve the Feb. 18, 2016 minutes, as amended, by changing on page 1, *Chairman Mathers to Commissioner Mathers* and deleting the first four sentences in the second paragraph under the title, “Discussion Pertaining to Vendor Regulations,” and replacing those four sentences with the following: *Vice Chairman Larson stated that she thought there were three types of private property: residential, the DVD and commercial. Her initial thought is that food trucks should not be allowed on residential property, however that would not preclude food trucks used for a personal party. If the Commission did allow food trucks in the DVD or on commercial property, she asked if they could be limited by options such as one per street or only so many per square mile.* That motion was seconded by Commissioner Matteson and approved.

Vote to approve the Feb. 18, 2016 minutes as amended passed, 8-0-1.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, and Commissioners Matteson, Bunovsky, Miller, Richardson, and Mathers.

OPPOSED: None.

ABSTAINED: Commissioner Kaplan.

Planning Meeting, Mar. 3, 2016

Chairman Mathers made the motion to approve the Mar. 3, 2016 minutes, as submitted;

the motion was seconded by Commissioner Matteson and unanimously approved.

Vote to approve the Mar. 3, 2016 minutes as amended passed, 6-0-3.

IN FAVOR: Chairman Clark, Vice Chairman Larson, and Commissioners Kaplan, Richardson, Matteson, and Mathers.

OPPOSED: None.

ABSTAINED: Commission Secretary Traugh and Commissioners Bunovsky and Miller.

Remarks: ACCA Liaison Report ~ No report.

Commission Chair ~ No report.

Town Planner ~ Town Planner David Anderson stated that the downtown center work has resumed and wooden bridges are being built to improve access to the stores; the town has applied for a grant to fund the entire project but has yet to hear the results. It's uncertain when the project will be completed. In addition, the Strong Center project received a \$500,000 grant for the plaza area and field houses, which will need ACCA and Planning and Zoning Commission approval for the aesthetic elements, according to Mr. Anderson. The Planning and Zoning Commission will have its planning meeting in April and continue committee work.

Public Hearing Item 7:30 p.m.

16-04. 605 & 623 Green Hill Road. Map 79, Lots 24, 26, and 26-1. Owners: Kathleen Bagdasarian & Stephanie Lesnik; Applicant: Stephanie Lesnik Field House Farm, LLC. Request for Special Exception Permit Modification in accordance with Section 3.11 of the Madison Zoning Regulations to allow certain "Non-Agriculturally Related Uses" and a two-guestroom "Farmstay" utilizing the existing farmhouse located at 605 Green Hill Road.

Applicant Stephanie Lesnik stated that when given a one-year planning schedule, she found events could not be properly scheduled; she had to turn down eight events, due to the lack of time available to have them, therefore she is requesting a two-year window of planning, with the assumption that she would return in January 2017 with a January 2018 plan. She anticipates there will be at least one event. An event may have up to 125 people. She stated that yoga classes and birthday parties, as well as farm to table dinners with up to 50 people, have been taking place regularly without incident; the farmstay will be an active pursuit. There have been two to three farm to table dinners a month, seating 50 people, for the past four years, and there have not been any problems, she reported. There has not yet been an event with up to 125 people, however.

Town Planner David Anderson reviewed the specifics of the application, including that the majority of the food served at the event is made with ingredients grown or raised by the host farmer(s) and he recommends that the Planning and Zoning Commission confirms with the applicant that they are able to meet this requirement. Mr. Anderson explained that the applicant has asked the commission to consider granting operational plan approval for 2016 and 2017, because due to the time required to book weddings, banquets, and expanded farm to table dinners, the applicant may not be able to schedule any of these types of events in 2016. If the Planning and Zoning Commission grants approval now for 2017 as well, it would provide the applicant sufficient time to schedule these types of events, according to Mr. Anderson. Up to four events, comprising more than 50 but less than 125 people, would be conducted, according to Ms. Lesnik.

Chairman Clark stated that what is being allowed at the location is the establishment of a commercial business in a residential neighborhood, and it is an effort to preserve small farms and not have them be sold for development. Chairman Clark asked how many chickens and turkeys are on the Field House Farm, and Ms. Lesnik stated that she has 60 chickens and five turkeys; she raises a flock of about 30 turkeys on the farm for five months. In addition, cattle are raised on the farm; there are five cows, she stated.

Ms. Lesnik stated that the events would be outside, when her gardens are lush, and she is more than satisfied with having four events; she stated she is not coming back to the commission in five years with a request to have 12 events.

Commissioner Joel Miller stated that he has no issues with the applicant's requests; everything in the application the Planning and Zoning Commission discussed a year ago and approved it.

Vice Chairman Larson asked whether allowing the two-year operational plan for this application would set a precedent for others to do the same, but Mr. Anderson stated that it would not.

Chairman Clark asked if there were questions from the public, and one was asked about a topic not specific to the application before the Planning and Zoning Commission. Chairman Clark asked if anyone wanted to speak in favor of the application and Bruce Wilson and Charles Shaffer, local residents living near the farm, both spoke in favor of the application. Chairman Clark asked whether anyone wanted to speak against the application, and no one did.

Commissioner Matteson made the motion to close the public hearing; it was seconded by Commissioner Bunovsky and unanimously approved.

Vote to close the public hearing passed, 9-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, and Commissioners Matteson, Bunovsky, Miller, Kaplan, Richardson, and Mathers.

OPPOSED: None.

ABSTAINED: None.

Commissioner Bunovsky stated he understood the importance of the long range planning; he stated he is in favor of the application and would want operational planning approvals to be turned over to town administrators in the land use office, as allowed in the zoning regulations.

Vice Chairman Larson stated she is okay with the two-year planning, but she has always been uncomfortable with events allowing up to 125 people in a residential area. Since that type of event has not yet taken place, Vice Chairman Larson stated she is not yet ready to waive Planning and Zoning Commission approval and turn it over to administrative approval.

Secretary Traugh reminded the commission that the majority of the food has to be from this particular farm, and the plan is providing the flexibility to do four events, yet he is not certain the farm can support 50 guests at a farm to table dinner and then do an event with 125 people.

Mr. Anderson clarified that when there is only a one-year operational plan, there is likely going to be no large events; a two-year operational plan gives the applicant an opportunity to actually host these events.

Both Chairman Clark and Vice Chairman Larson expressed concerns about the effect four large events would have, in terms of traffic and noise in a residential neighborhood.

Commissioner Miller stated that as long as the applicant follows the rules, she is permitted to continue her farm operations, as written in the regulations. Regarding the contents of the plan, there is nothing in it that is a surprise; it is all in the book, Commissioner Miller stated.

Commissioner Matteson stated that he knows there is a concern because there has not yet been a test of a 125-person event on the farm, but there have been dinners with 50 guests, frequently, and had those created a problem in the neighborhood, then the residents would be at this public hearing to complain. He expressed approval for granting the two-year operational plan.

Mr. Anderson stated that the Planning and Zoning Commission would have to add three conditions to its special exception permit modification, which he read into the record.

Commissioner Matteson made the motion that the Planning and Zoning Commission grants approval of the application, including approval of the 2016 and 2017 operational plan, with all of the following conditions:

- **The applicant shall notify the land use office a minimum of ten (10) days prior to any wedding/banquet/expanded farm to table dinner and provide the office with the following information (1) the date and time of the event, (2) the anticipated number of attendees, (3) the name and contact information of the parking attendant to be utilized, and (4) a proposed menu detailing the food that will be served at the event and indicating what items are grown or raised on the farm.**
- **Approval is conditioned on compliance with the annual operational plan. Should the applicant fail to comply with the annual operational plan, the Planning and Zoning Commission may void the approval by majority vote at a regularly scheduled meeting. The applicant shall be given written notice a minimum of fifteen (15) days in advance of any such meeting and afforded an opportunity to speak at any meeting called for such a purpose.**
- **The proposed annual operational plan is approved for calendar years 2016 and 2017. The applicant shall submit an updated annual operational plan, in conjunction with submittal of an application for Special Exception Permit Modification, to the Planning and Zoning Commission for approval no later than January 31, 2018.**

That motion was seconded by Commissioner Bunovsky and unanimously approved.

Vote to approve the application with conditions passed, 9-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, and Commissioners Matteson, Bunovsky, Miller, Kaplan, Richardson, and Mathers.

OPPOSED: None.

ABSTAINED: None.

Adjournment

Commissioner Miller made the motion to adjourn at 8:25 p.m.; it was seconded by Commissioner Bunovsky and unanimously approved.

Vote to adjourn passed, 9-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, and Commissioners Matteson, Bunovsky, Miller, Kaplan, Richardson, and Mathers.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk

