

SUBJECT TO APPROVAL

**MADISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
July 21, 2016**

The regular meeting of the Madison Planning and Zoning Commission was conducted Thursday, July 21, 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, and Joseph Bunovsky, Jr.

**MEMBERS ABSENT**

Joel Miller, Amanda Kaplan, John K. Mathers, Thomas Burland, and James Matteson.

**ALTERNATES PRESENT**

Elliott Hitchcock and Richard Chorney

**OTHERS PRESENT**

Director of Planning and Economic Development David Anderson; members of the public; MCTV taped the meeting.

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The regular meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:05 p.m. by Chairman Ronald Clark. He seated Alternate Commissioner Richard Chorney for absent Commissioner Joel Miller and Alternate Commissioner Elliott Hitchcock for absent Commissioner James Matteson.

**REGULAR MEETING ITEMS**

**12-35+CSP. Strong Center Project.** Final design of the two field house buildings.

Director of Planning and Economic Development David Anderson stated that the project and its Coastal Site Plan were originally approved in 2012. Architect Duo Dickinson had said he would return to the Planning and Zoning Commission with the final design, which is what the commission is currently reviewing, according to Mr. Anderson. This project is now out to bid, and the final grant money has been received, Mr. Anderson stated; ACCA has recommended the Planning and Zoning Commission approve the design as presented.

**Vice Chairman Francine Larson made the motion to approve the application as presented; it was seconded by Commissioner Chorney and unanimously approved.**

Vote to approve the final design passed, 6-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Francine Larson, Secretary Traugh, and Commissioners Hitchcock, Bunovsky, and Chorney.

OPPOSED: None.

ABSTAINED: None.

**Approval of Minutes:** Regular meeting, June 16, 2016

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**Chairman Clark made the motion to approve the minutes as submitted; it was seconded by Commissioner Bunovsky and unanimously approved.**

Vote to approve the June 16, 2016 minutes, passed, 6-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, and Commissioners Chorney, Hitchcock, and Bunovsky.

OPPOSED: None.

ABSTAINED: None.

**Remarks:**     **ACCA Liaison Report** ~ None.

**Commission Chair** ~ No report.

**Town Planner** ~ Mr. Anderson reported that an application is expected from Landon Lumber, Boston Post Road, to demolish three buildings and construct a new building with smaller square footage; Landon Lumber is a commercial use in a residential district. In the past, Landon Lumber has had to obtain approval for variances from the Zoning Board of Appeals, but this particular development plan does not require any variances, so it would be better to go before the Planning and Zoning Commission to seek approval for a site plan application, a process which would entail a public hearing, to receive input from the public and adjacent property owners, Mr. Anderson stated. He expects the Planning and Zoning Commission will receive the application for public hearing in September. In other matters, Mr. Anderson stated that the first selectman would like to see the blight ordinance revised to make it more efficient; this process is currently in progress; any revisions would be brought before the Planning and Zoning Commission.

The regular meeting adjourned at 7:24 p.m. and reconvened into a public hearing at 7:32 p.m. Commissioner Chorney recused himself from the public hearing portion, because he resides in the neighborhood of the proposed subdivision.

## **PUBLIC HEARING ITEMS**

**16-14. 390 Horsepond Road.** Map 80, Lot 11. RU-2 District. Owner: Seashore Construction, Inc.; Applicant: Cornerstone Construction Services, Inc. Resubdivision of 17.5 acres into 8 lots.

Robert Grabarek of Osprey Environmental Engineering, representing Thomas Smith of Cornerstone Construction Services, Inc., stated that the application is for a standard eight-lot subdivision and approvals have been obtained from the Inland Wetlands and Watercourses Agency. Dairy Hill Road exists and turns into a cul de sac at its end; the proposal is to extend this road at the cul de sac; the Hammonasset River runs along the east side of the property, and there is an open field with no residences, according to Mr. Grabarek. There are eight lots, four on each side; lot six is a rear lot, and all the soil tests have been completed; the subdivision is suitable for septic systems and wells, according to Mr. Grabarek. There is an open space area that runs alongside the Hammonasset River; street drainage goes from north to south to a retention pond, which will handle storm water, according to Mr. Grabarek. Town Engineer Michael Ott wanted an underground storage tank, 10,000 gallons, to supply water in the event of a fire; it will be installed, as soon as Mr. Ott's preferences are made known to them, Mr. Grabarek stated. Madison Land Trust has expressed an interest in obtaining the open space land, but if that cannot take place, the Redwing Foundation would be happy to accept it as well, Mr. Grabarek stated; the preference is to have the Madison Land Trust take ownership of the open

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space land, however. A conservation subdivision was proposed, but the Planning and Zoning Commission rejected it, therefore this standard subdivision is being requested, and it meets all of the requirements of the town's planning and zoning regulations, according to Mr. Grabarek.

Commissioner Bunovsky asked Mr. Grabarek to explain how the water run off will function. There will be a series of catch basins on either side of the road, a pipe, and then a larger pipe that goes to the pond; when the water hits the pond, it allows the sediment load to drop into the bottom of the pond, spills go into a spillway, and the water will end up running into the ground, according to Mr. Grabarek. The town will be able to go into the pond with a backhoe to remove the sediment, once the pond is filled with it, according to Mr. Grabarek. Secretary Traugh asked about the lot sizes, and Mr. Grabarek explained that the lots range in size from 60,000 square feet, which is the smallest size allowed, to 65,000 to 80,000 square feet.

Secretary Traugh read into the record a July 11, 2016 letter to the Planning and Zoning Commission from the Madison Land Conservation Trust. The Conservation Commission submitted a comment letter on July 21, 2016, suggesting that the boundaries between the open space and the house parcels be clearly and permanently marked and that any stockpile areas be identified on the plans and a management plan be submitted; the Conservation Commission also requested clarification on the location of the 10,000 gallon fire storage tank. Mr. Grabarek stated that it is possible to locate the fire storage tank underground in part of the right of way.

Chairman Clark asked if anyone from the public wanted to speak in favor of the application. Barbara Fumic of 25 Diary Hill Road stated that she likes this arrangement and the application's design is in keeping with the neighborhood. No one spoke in opposition to the application.

**Vice Chairman Larson made he motion to close the public hearing; it was seconded by Commissioner Bunovsky and unanimously approved.**

Vote to close the public hearing passed, 5-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, and Commissioners Hitchcock, and Bunovsky.

OPPOSED: None.

ABSTAINED: None.

Chairman Clark asked for discussion from the Planning and Zoning Commission. Secretary Traugh stated that even though this is a standard subdivision plan, he will be voting against it, as a protest, because the Planning and Zoning Commission had an opportunity to approve a subdivision on this parcel as a conservation subdivision, which would have doubled the open space and created diversity in housing, thus achieving goals of the Madison Plan of Conservation and Development. Commissioner Bunovsky stated that the Planning and Zoning Commission's role is to act on what is before it, not on what should have been. Chairman Clark stated that he understands Secretary Traugh's concerns, however both he and Mr. Traugh registered their protest votes during the conservation subdivision application, when they voted in favor of it, and this current application meets the town's planning and zoning regulations. Vice Chairman Larson spoke in favor of the application because the design fits with what currently exists in the neighborhood. Commissioner Bunovsky stated that it is an appropriate subdivision and it looks to be something that fits with the existing neighborhood.

**Vice Chairman Larson made the motion to approve the application as presented, with four**

**conditions: the road construction plans shall be reviewed and approved by the town engineer prior to the commencement of construction; in accordance with Section 11.1 of the Town of Madison Subdivision Regulations, the developer shall file a performance bond in an amount approved by the Commission as sufficient to secure to the Town the actual installation costs of the proposed improvements, and the amount of the bond shall be determined by the Town Engineer during the review and approval process of the road construction plans and shall be approved by the Planning & Zoning Commission prior to the commencement of construction; the open space parcel shall be transferred to the entity approved by the Planning & Zoning Commission prior to the sale of any lots within the proposed subdivision; and that the open space parcel allow development of a public corridor, with boundaries between open space and house parcels being clearly and permanently marked. This motion, with conditions, was seconded by Commissioner Bunovsky and approved.**

Vote to approve the application with conditions passed, 4-1-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, and Commissioners Hitchcock and Bunovsky.

OPPOSED: Secretary Traugh.

ABSTAINED: None.

### **Adjournment**

**Commissioner Bunovsky made the motion to adjourn at 8:12 p.m.; it was seconded by Secretary Traugh and unanimously approved.**

Vote to adjourn passed, 5-0-0.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Larson, and Commissioners Hitchcock and Bunovsky.

OPPOSED: Secretary None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk