

SUBJECT TO APPROVAL

**MADISON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Oct. 20, 2016**

The regular meeting of the Madison Planning and Zoning Commission was conducted Thursday, Oct. 20, 2016, at 7 p.m., in Meeting Room A at Madison Town Campus.

MEMBERS PRESENT

Chairman Ronald Clark, Vice Chairman Francine Larson, Secretary Thomas Burland, Joel Miller, James Matteson, and Joseph Bunovsky, Jr.

MEMBERS ABSENT

Amanda Kaplan and John Mathers

ALTERNATES PRESENT

Richard Chorney, Elliott Hitchcock, and Brian Richardson

OTHERS PRESENT

Director of Planning and Economic Development David Anderson and Selectman Bruce Wilson

The regular meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:03 p.m. by Chairman Ronald Clark, who seated Alternate Commissioner Brian Richardson for absent Commissioner John Mathers and Alternate Commissioner Richard Chorney for absent Commissioner Amanda Kaplan.

16-20CSP. 11 Bayview Place. Map 18, Lot 64. Owner/Applicant: Vijay K. Anand. Coastal Site Plan Review to demolish existing dwelling and construct new dwelling within 100 ft. of a critical coastal resource.

Professional Engineer and Land Surveyor Thomas A. Stevens presented the application; he gave the commission miniature plans and explained that this project had gone before the Zoning Board of Appeals for action and was unable to move forward. Therefore, a new application has been submitted to the Planning and Zoning Commission, wherein the current house, built in 1960, will be demolished and replaced with a smaller house; the property is the last one on the east side of the street. Wetlands consist of modified bluffs, escarpments, and shore lands; the house and all of its improvements are above surface, and a pool and proposed deck are in the back of the house. The footprint is 3,434 square feet, so the setbacks are all increasing by four feet, because it is over the 3,000 square-foot footprint. The new home will be 3,434 square feet; the old house was 3,058 square feet, so the new structure is 35 percent smaller. A subsurface storm sewer will take up the rainfall of at least one half an inch and less. There are no nonconformities to explain, because allowable coverage is 3,438 square feet, and the new structure has 3,434 square feet coverage; in addition, the allowable floor area is 5,870 square feet, and the new structure will have a floor area of 5,860 square feet.

Director of Planning and Economic Development David Anderson stated that the state Department of Energy and Environmental Protection (DEEP) reviewed the coastal site plan and submitted a letter stating that the application complies with the Coastal Area Management Act's

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goals and policies; DEEP found no issues with the application. Mr. Anderson stated that Zoning Enforcement Officer John De Laura looked at the application very carefully and he is comfortable in signing off on it for the building permit.

Commissioner Chorney made the motion to approve the application as presented; it was seconded by Commissioner Miller and unanimously approved.

Vote to approve the application passed, 8-0-0.

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

OPPOSED: None.

ABSTAINED: None.

16-22. Wall Street. Owner: Town of Madison. DVD Minor Alteration Review for Jaycee Posthumous Volunteer Recognition Memorial at the Trough on Wall Street in the Downtown Village District.

Justin Belcher, past president of the Jaycees, stated that a lifetime achievement award for volunteering is given out annually; all volunteer organizations in town are invited to submit nominations. It was decided that those who had earned the award and had passed on should be remembered a little more noticeably. Therefore, the DVD minor alteration review for the Jaycee Posthumous Volunteer Recognition Memorial is being requested to be at the Trough on Wall Street in the Downtown Village District. Mr. Anderson stated that Town Engineer Michael Ott has no problems with it being placed in this spot, and ACCA has recommended approval.

Commissioner Richardson made the motion to approve the application; it was seconded by Commissioner Matteson and unanimously approved.

Vote to approve the application passed, 8-0-0.

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

OPPOSED: None.

ABSTAINED: None.

Discussion – Arnold Gorlick regarding Madison Art Cinemas marquee.

Chairman Clark stated that Arnold Gorlick could not be present, due to an event taking place at the theater. Mr. Anderson stated that Mr. Gorlick would like to replace the letters and numbers on the marquee with LED lighting, to draw more attention to it, and also to make it more legible to passersby. Since there may be a concern about having LEDs in the Downtown Village District, Mr. Anderson stated that an application for the new marquee could be drawn up as a minor alteration, which would not have a public hearing, or as a major alteration, thus requiring a public hearing. It is Mr. Anderson's opinion that the marquee should be presented in a public hearing, so those who may be concerned would be able to hear the plans and voice their concerns. Chairman Clark stated that when the general plan of the downtown center project was presented a few years ago, the plans had two trees flanking a light post in front of the marquee, which would have obstructed the marquee's view from visitors, and the Planning and Zoning Commission did not believe it would be a good idea to landscape in that fashion in front of the theater, so the plans were revised. When Mr. Gorlick saw that the Planning and Zoning

Commission is now discussing the possibility of revising the sign regulations, he became concerned, because he does not want to get locked out of changing the marquee, according to Chairman Clark. Being open minded and getting public input, while keeping a business and keeping it viable, are important concepts to consider, according to Chairman Clark. Mr. Anderson stated he just wants to make sure everyone agrees with the process, and he wants to make sure there is an avenue for people to express their thoughts.

Vice Chairman Larson stated the movie theater is a very unique asset to have in the town of Madison; no other town nearby has a movie theater in its downtown center. She stated she would be very much in favor of having an open mind and being supportive of maintaining that business in town; it would be prudent to have a public hearing. Chairman Clark stated that there are degrees of LEDs available, and Mr. Anderson stated that the examples he has been shown by Mr. Gorlick are tasteful. Mr. Anderson stated he will encourage Mr. Gorlick to submit the application so the Planning and Zoning Commission can go through with the process.

Discussion – Consideration to write a letter of support for emergency communications tower variance application.

Mr. Anderson stated that the tower will be going before the Zoning Board of Appeals for a special exception permit, because zoning regulations require a 150-foot tower to be 150 feet away from a property line; but this tower, adjacent to Connecticut Water Company land, which is watershed and will not be built upon, is 109 feet away from the water company property line. Commissioner Matteson looked closely at the plans and asked if a section of the property that juts out did not jut out, would the tower then meet the 150-foot requirement, and Mr. Anderson stated that it would, because the jutting out is just the lay of the land, and there is a trail on it but no structures. Mr. Anderson asked if a letter of support from the Planning and Zoning Commission could be sent to the Zoning Board of Appeals; no one has expressed any concerns about the variance. Chairman Clark explained the history of the town zoning regulations requiring that the height of a tower match the distance from a property line. He stated it goes back more than 25 years, when towns were concerned about making sure there were fall zones around towers and adjacent property lines. Technology of towers has improved since that time, and towers will not fall over from their foundations onto structures and adjacent properties. It is an emergency tower for public safety, and Chairman Clark stated that he would not hesitate to say to the Zoning Board of Appeals that this would not be an obstacle for the Planning and Zoning Commission.

Commission Secretary Burland made the motion to write a letter of support for the emergency communications tower; it was seconded by Commissioner Matteson and unanimously approved.

Vote to write the letter passed, 8-0-0.

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

OPPOSED: None.

ABSTAINED: None.

Approval of Minutes:

Regular Meeting – September 15, 2016

Planning Meeting – October 6, 2016

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Chairman Clark made the motion to approve the Sept. 15, 2016 minutes as submitted; it was seconded by Commissioner Richardson and unanimously approved.

Vote to approve the Sept. 15, 2016 minutes passed, 7-0-1.

IN FAVOR: Chairman Clark, Secretary Burland, and Commissioners Chorney, Miller, Richardson, Bunovsky, and Matteson.

OPPOSED: None.

ABSTAINED: Vice Chairman Larson.

Chairman Clark made the motion to approve the Oct. 6, 2016 minutes as submitted; it was seconded by Commissioner Richardson and unanimously approved.

Vote to approve the Oct. 6, 2016 minutes passed, 7-0-1.

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Burland, and Commissioners Chorney, Miller, Richardson, and Bunovsky.

OPPOSED: None.

ABSTAINED: Commissioner Matteson.

Remarks ~ ACCA Liaison Report: Commissioner Chorney summarized the events of the ACCA meeting.

Commission Chair: No report.

Town Planner: Mr. Anderson stated the communications tower public hearing will be at the commission's November planning meeting.

Adjournment

Commissioner Chorney made the motion to adjourn at 7:30 p.m.; it was seconded by Commissioner Miller and unanimously approved.

Vote to adjourn passed, 8-0-0.

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

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk