

SUBJECT TO APPROVAL

MADISON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Jan. 19, 2017

The regular planning meeting of the Madison Planning and Zoning Commission was conducted Thursday, Jan. 19, 2017, at 7 p.m., in Meeting Room A at Madison Town Campus.

MEMBERS PRESENT

Chairman Ronald Clark, James Matteson, Amanda Mitchell, Joel Miller, and Joseph Bunovsky, Jr.

MEMBERS ABSENT

Vice Chairman Francine Larson, Secretary Thomas Burland, John K. Mathers, Brian Richardson

ALTERNATES PRESENT

Elliott Hitchcock and Madhavan Parthasarthy

OTHERS PRESENT

Director of Planning and Economic Development David Anderson; Beach and Recreation Department Director Scot Erskine

The regular meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:05 p.m. by Chairman Ronald Clark. Chairman Clark seated Alternate Commission Elliott Hitchcock for absent Commissioner Secretary Thomas Burland and Alternate Commissioner Madhavan Parthasarthy for absent Commissioner John K. Mathers.

17-01. 64 Surf Club Road. Map 36, Lot 50. R-2 District. Owner/Applicant: Town of Madison. Special Exception Permit Modification for relocation of the Skate Park from behind the Arts Barn to the Surf Club.

Beach and Recreation Director Scot Erskine stated that the skate park had to be moved from behind the Arts Barn to the Surf Club, so the new emergency communications tower could be installed. Surf Club appears to be the ideal place for the skate park because it is where the young people are during the warmer months; the skate park will be placed in the auxiliary parking field near the maintenance garage. The skate park will not be open in the evenings, and it has no lighting; if anyone is in the park after dark, that would be a matter for the police department, because the park will be closed, and anyone found there after hours would be trespassing. Commissioner Madhavan Parthasarthy expressed a concern about vehicles parking in the skate park, since it has served as an auxiliary parking lot. Mr. Erskine explained that the auxiliary parking had about 30 to 35 spaces, and it served as an overflow parking area infrequently; other arrangements will be made for overflow parking, and town officials plan to install obstacles around the skate park to prevent parking on it. Benches, garbage cans, and rails will be a part of the skate park; no fencing will be installed, according to Mr. Erskine. Chairman Clark expressed a concern about the fact that the ramps, when located at the police department, were covered with spray paint and graffiti, and he wondered if any thought or discussion took place on preventing similar occurrences at the Surf Club skate park. Mr. Erskine explained that

the ramps were chipping, so the young people were allowed to paint the units; it was not a matter of vandalism. There has not been any vandalism to any of the buildings at the Surf Club; regular police patrols are key to ensuring the Surf Club is not damaged, according to Mr. Erskine.

Commissioner Joseph Bunovsky, Jr. made the motion to approve the special exception permit modification; it was seconded by Commissioner Miller and unanimously approved.

Vote to approve the application for 64 Surf Club Road passed, 7-0-0.

IN FAVOR: Chairman Clark and Commissioners James Matteson, Joel Miller, Bunovsky, Amanda Mitchell, Elliott Hitchcock, and Parthasarthy.

OPPOSED: None.

ABSTAINED: None.

Approval of Minutes: Regular Meeting – December 15, 2016
Planning Meeting – January 5, 2017

Commissioner Matteson made the motion to table the minutes to the next meeting; it was seconded by Commissioner Bunovsky and unanimously approved.

Vote to table the minutes passed, 7-0-0.

IN FAVOR: Chairman Clark and Commissioners Matteson, Miller, Bunovsky, Mitchell, Hitchcock, and Parthasarthy.

OPPOSED: None.

ABSTAINED: None.

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

SCROG Representative ~ Commissioner Miller stated that he attended the annual SCROG meeting, where an attorney discussed steps that planning and zoning commissions and zoning boards of appeal could take to not lose a claim; Commissioner Miller concluded Madison is doing well in this area and is careful not to render decisions inappropriately.

Commission Chair ~ None.

Director of Planning & Economic Development ~ David Anderson asked whether it would be necessary to have the application for the solar panel to be reviewed by ACCA, and commissioners indicated there would be no choices for color or size, or any of the other variables ACCA uses in its decision-making process; therefore, it was agreed that the solar panel application could just be reviewed by the Planning and Zoning Commission, with a public hearing.

- Mr. Anderson also reported that three members of the Planning and Zoning Commissioner met with the Economic Development Commission and heard a talk given by a representative from the Regional Economic Development Group; since the state is no longer funding tourism, towns plan to look into regional approaches to draw tourism to their areas; also discussed was attracting new businesses.
- Mr. Anderson also reported he visited an over-55 small housing development in Orange, where two bedroom units with a loft are being sold

at 1,600 square feet and 1,800 square feet; the 1,600 square foot units seemed to be just the right size; there is interest in Madison for such development.

- Mr. Anderson stated he received an inquiry from Dunkin' Donuts about the possibility of putting a Dunkin' Donuts on Route 80, across from Roberts Food Center; he encouraged Dunkin' Donuts to see if the Planning and Zoning Commission would support an application for that location.
- Mr. Anderson stated that the application for 4 Boston Post Road was withdrawn, because the septic system being proposed would not have supported the size of the facility being proposed.
- Mr. Anderson stated that it had been thought breweries might not be able to open in Madison, due to the fact that septic systems would have to be large enough to handle the amounts of water used in the operations. However, new regulations have been made which now require brewery wastewater to be treated; a brewery would store the used water in tanks and it would be trucked away for treatment, according to Mr. Anderson. This new concept could possibly open the door to interest in the town from brewery operations, and they could possibly be allowed in light industrial areas, according to Mr. Anderson.

Adjournment

Commissioner Miller made the motion to adjourn at 7:50 p.m.; it was seconded by Commissioner Matteson and unanimously approved.

Vote to adjourn passed, 7-0-0.

IN FAVOR: Chairman Clark and Commissioners Miller, Bunovsky, Matteson, Hitchcock, Mitchell, and Parthasarthy.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk