

SUBJECT TO APPROVAL

**MADISON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Jan. 15, 2015**

The regular meeting of the Madison Planning and Zoning Commission was conducted Thursday, Jan. 15, 2015, at 7:30 p.m., in Meeting Room A at Madison Town Campus.

MEMBERS PRESENT

Vice Chairman Terry Macy, Secretary Christopher Traugh, Ronald Clark, Joseph Bunovsky, Jr., Francine Larson, James Matteson, Thomas Burland, and John K. Mathers.

MEMBERS ABSENT

Joel Miller.

ALTERNATES PRESENT

Nichols Gonsalves and Richard Chorney.

OTHERS PRESENT

Town Planner David Anderson.

The regular meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:30 p.m. by Vice Chairman Terry Macy. MCTV taped the meeting.

Election of Officers ~ Town Planner David Anderson stated that only regular members of the board could vote during the election of officers. Therefore, Alternate Commissioners Richard Chorney and Nicholas Gonsalves would be unable to vote. Vice Chairman Terry Macy stated he did not wish to remain as vice chairman; former Chairman Hank Maguire is no longer on the commission. Commissioner Ronald Clark stated he would like to run for chairman. Commissioner Francine Larson stated she would like to be vice chairman. Commission Secretary Christopher Traugh stated he would like to retain his position as secretary.

Commissioner James Matteson made the motion to elect Ronald Clark as chairman, Francine Larson as vice chairman, and Christopher Traugh as secretary; it was seconded by Commissioner Joseph Bunovsky and unanimously approved.

Vote to elect the officers passed, 8-0-0.

IN FAVOR: Commissioners Macy, Clark, Larson, Bunovsky, Matteson, Traugh, Mathers, and Burland.

OPPOSED: None.

ABSTAINED: None.

Commission Secretary Traugh asked to be reappointed as the representative to the regional planning commission, and no one objected.

Commissioner Macy made the motion to reappoint Secretary Traugh to the regional commission; it was seconded by Commissioner Matteson and unanimously approved.

Vote to reappoint Commissioner Traugh passed, 8-0-0.

IN FAVOR: Commissioners Macy, Clark, Larson, Bunovsky, Matteson, Traugh, Mathers, and Burland.

OPPOSED: None.

ABSTAINED: None.

14-25. 181 Boston Post Road. Map 35. Lot 39. C District. Owner/Applicant: Richard Dombroski. Special Exception Permit for approval of location for restaurant use.

Richard Dombroski reported he's been at the location since 1991, when he first bought it as a gas station, convenience store and deli. Two years ago, he got rid of the gas station but kept the deli operating. Mr. Dombroski stated he has improved the outside and has replaced bar stools for seating with tables and chairs, inside.

Chairman Clark seated Alternate Commissioner Nicholas Gonsalves for absent Commissioner Joel Miller.

Mr. Dombroski reported that some convenience store type items still exist, such as a walk-in cooler with sodas.

Mr. Anderson reported that Mr. Dombroski is seeking a waiver to the public hearing on this application, and he suggested the board vote on this, first, before continuing its discussion. Mr. Anderson clarified that over the years the business has changed, and it has since moved more from a convenience store to a restaurant; it is a different use than what the commission approved 25 years ago. No actual improvements are being proposed, and the applicant wants approval for what is actually currently there, according to Mr. Anderson. Therefore, in approving the application, the commission would be adding to the use, not changing it, and if anyone were to want to revert to a convenience store, in the future, they could do so, according to Mr. Anderson.

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

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

IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, Commissioners Burland, Bunovsky, Matteson, Macy, Mathers, and Gonsalves.

OPPOSED: None.

ABSTAINED: None.

Mr. Anderson explained that when the board votes on the application, it has to add the condition that seating be limited to 12 seats, because if more seating is allowed, the parking lot will have to be striped for automobiles, and occupancy must be limited to 15 persons, since the building code requires a handicapped access restroom facility, if there are more than 15 persons in attendance.

Commissioner Bunovsky made the motion to approve the application with the condition seating be limited to 12 seats and occupancy to 15 persons; it was seconded by Commissioner Macy and unanimously approved.

Vote to approve the application with the seating and occupancy condition passed, 9-0-0.
IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, Commissioners Burland, Bunovsky, Matteson, Macy, Mathers, and Gonsalves.
OPPOSED: None.
ABSTAINED: None.

Approval of minutes: Regular Meeting ~ Dec. 18, 2014

Vice Chairman Francine Larson made the motion to approve the Dec. 18, 2014 regular meeting minutes with no changes; it was seconded by Commissioner Macy and approved.

Vote to approve the Dec. 18, 2014 minutes passed, 8-0-1.
IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, Commissioners Burland, Bunovsky, Matteson, Macy, and Gonsalves.
OPPOSED: None.
ABSTAINED: Commissioner Mathers.

Remarks: Commission Chair ~ Chairman Clark stated the next planning meeting is Thursday, Feb. 5, 2015, at 7 p.m.

Town Planner ~ Mr. Anderson asked the commission to allow an attorney to speak at the beginning of the Feb. 5th meeting, because the attorney is interested in making a change to the zoning regulations to allow for agricultural tourism; this would promote farm to table nutrition, as well as preserve agricultural institutions in town.

Adjournment

Commissioner Matteson made the motion to adjourn at 7:55 p.m.; it was seconded by Commissioner Burland and unanimously approved.

Vote to adjourn passed, 9-0-0.
IN FAVOR: Chairman Clark, Vice Chairman Larson, Secretary Traugh, Commissioners Burland, Bunovsky, Matteson, Macy, Mathers, and Gonsalves.
OPPOSED: None.
ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk

