

**TOWN OF MADISON**

**CONNECTICUT**

**LAND USE OFFICE**

**8 CAMPUS DRIVE, MADISON, CONNECTICUT 06443-2563**

**(203) 245-5631**

**TOWN OF MADISON**

**PLANNING AND ZONING COMMISSION**

**AGENDA**

**Thursday, February 16, 2022**

**7:00 P.M.**

**\* Zoom Online**

**Webinar**

**Public Participation Information Below:**

**[Webinar Link](#)**

**Password: 452138**

**Call-in: 1 646 558 8656; Webinar ID: 915 8196 6735**

**CALL TO ORDER**

**PUBLIC HEARING(S)**

**23-04. 885 Boston Post Rd.** Map 39, Lot 20, D-District; Downtown Village District Major Alteration and Special Exception Permit Application per Section 6.2.2.2, 6.15.9, and 6.2.4 to demolish existing mixed-use building and construct a new two story 5,900 sq.ft. mixed use building with restaurant on first floor and two residential units on second floor, on-site parking and associated site improvements.

**[23-04 Application Documents](#)**

**DELIBERATION OF PUBLIC HEARING**

**22-31. 155 New Rd.** Map 60, Lots 9, 10, 11, RU-2 Zone; Petitioner: Hammonasset Commons, LLC, Property Owner: 155 New Road Madison LLC; Petition for Zone Boundary Change, Planned Development District per Section 32 to construct forty-five dwelling units and associated site improvements in a two-phase development

[22-31 Application Documents](#)

#### DELIBERATION OF PUBLIC HEARING

22-33. Applicant: Frasher Lulaj, Petition for Regulation Amendment to Madison Zoning Regulations Section 32 Planned Development District. **(Public hearing continued from 1/19/23)**

[22-33 Application Documents](#)

#### DELIBERATION OF PUBLIC HEARING

#### PENDING

**23-03+CSP. 9 Neck Rd.** Map 24, Lot 41, R-3 Zone, Applicant: Mady Devel III LLC, Owner: Watrous Realty LLC, Three (3) lot subdivision; application includes coastal site plan **(Request action)**

[23-03 Application Documents](#)

**23-05. 14 New Rd.** Map 49, Lot 26, LI – Light Industrial Zone, Owner/Applicant: Precision X-ray, Inc., application for Site Plan modification to construct a 4,170 sq.ft. addition to existing manufacturing building with associated site improvements. **(Table to 3/16/23 meeting)**

[23-05 Application Documents](#)

**23-06. Stone Rd.** Map 12 Lot 103-1, R-4 Zone, Owners: Andrew Corwin and Pamela D’Arc; Applicant: Kelly Giuliano, Esq.; Application for Lot Line Revision. **(Request action)**

[23-06 Application Documents](#)

#### RECEIPTS

**23-07. Applicant:** David Klein; Petition for Regulation Amendment to Madison Zoning Regulations Special Exception Section 4.1.35. **(Schedule Public Hearing for 3/16/23 meeting)**

[23-07 Application Documents](#)

**APPROVAL OF MINUTES:** February 2, 2023

**REMARKS:** Commission Chair

Town Planner

#### ADJOURNMENT

The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are

ADA accessible. Individuals who need assistance are invited to make their needs known by contacting Debra Ferrante at 203.245.5644 or by email to [ferranted@madisonct.org](mailto:ferranted@madisonct.org) at least five (5) business days prior to the meeting.