

Planning & Zoning Commission

Thursday, June 15, 2023, 7:00 PM

Meeting Held Via Zoom Webinar Only



AGENDA

VIRTUAL MEETING INFORMATION

[Zoom Link](#)

CALL TO ORDER

PUBLIC HEARING

1. **23-11+CSP. 206 Boston Post Rd.** Map 35, Lot 67, C-Zone, Owner: 206 BPR, LLC, Applicant: Craig Bernard, application for Special Exception Permit to modify commercial building into mixed use commercial and residential. *(Continued from 5/18/23 meeting)*
2. **23-18. 1321 Boston Post Rd.**, Map 31 Lot 32, C-Zone, Owner: JL Boure Holdings, LLC, Applicant: Philip Doyle of LADA, PC, Special Exception Permit per Section 6.1.2.2(j) & Coastal Site Plan Review for interior and exterior building alterations to change use from office to veterinary outpatient clinic and associated site improvements.
3. **23-19. Mungertown Rd.**, Map 56, Lot 1, Zone RU-2, Owner: Town of Madison, Applicant: Madison Bd of Education, Special Exception Permit, Construction of new elementary school with associated site improvements.

REGULAR MEETING

APPLICATIONS

4. **23-17. 8 Campus Dr.**, Map 68 Lot 49, RU-2 Zone, Owner/Applicant: Town of Madison, Site Plan Modification, Installation of geothermal wells and (10ft x 10ft) pump house building to service existing town office building
5. **23-20. Samson Rock Rd.**, Map 38, Lot 52, Zone DW, Owner: Town of Madison, Applicant: Town of Madison, Site Plan Review Modification, Install JuiceBar Level 2 EV charger system
6. **23-15CSP. 200 Neck Rd.** Map 12, Lot 31, R-3 Zone. Owner: Douglas Leblanc, Applicant: BTW Construction, LLC, Costal Site Plan Review application to raise grade and build a stacked stone wall.
7. **23-24. Opening Hill Rd.**, Map 76, Lot 6, Zone RU-1, Owner: A. G. Rowley Trust, ET ALS, Applicant: Todd Anderson; Anderson Engineering & Surveying Associates; 3 lot subdivision
8. **23-21. 4 School St.**, Map 38, Lot 9, Zone R-2, Owner: Town of Madison, Applicant: Town of Madison, Site Plan Review Modification, Install JuiceBar Level 2 EV charger system *(Table to 7/20/23 mtg)*

9. **23-22. 8 Meeting House Lane**, Map 38, Lot 136, Zone R-2, Owner: Town of Madison, Applicant: Town of Madison, Site Plan Review Modification, Install JuiceBar Level 2 EV charger system **(Table to 7/20/23 mtg)**
10. **23-25. Long Shore Ln.**, Map 25, Lot 74-1, Zone R-2, Owner: Lili Foggie, Applicant: John Paul Garcia; John Paul Garcia & Associates; Coastal Site Plan Review. **(Table to 7/20/23 mtg)**

RECEIPTS

11. **23-26. 912 Boston Post Rd.**, Map 39, Lot 3&4, Zone R2, Owner: Williams Chorske & Elaine Gustafson, Applicant: Williams Chorske & Elaine Gustafson; Site Plan Review Modification, Installation of retractable awning to partly cover an existing patio.
12. **23-27 Samson Rock Rd.**, Map 38, Lot 52, Zone DW, Owner: Town of Madison, Applicant: Town of Madison & Estuary Transit District, Site Plan Review Modification, Install battery powered bus sign at existing bus terminal at Scranton Gazebo
13. **23- 30 508 Old Toll Rd.**, Map 134, Lot 8, Owner: North Madison Associates, LLC, Applicant: Angela MacCallum – Horse Pond Enterprises, LLC, Site Plan Review Modification to install outdoor dining for James Madison House Restaurant
14. **23-28 125 Garnet Park Rd.**, Map 23, Lot 33, Owner: John Bilotta & Eilenne O'Connor, Applicant: Thomas A. Stevens & Associates, Coastal Site Plan, Legalize conversion of open porch to finished living space and modify structure within existing building envelope, as needed, to comply with building code within 100ft of critical coastal resource **(Table to 7/20/23 mtg)**
15. **23-29 30 Bassett Ln.**, Map 13, Lot 21, Owner: Richard C. Apgar Living Trust, Applicant: Thomas A. Stevens & Associates, Coastal Site Plan, Elevate existing dwelling for compliance with current FEMA standards and construct new associated egress at front and rear of the residence within 100ft of a critical coastal resource. **(Table to 7/20/23 mtg)**

APPROVAL OF MINUTES

16. [June 1, 2023 meeting](#)

REMARKS

17. Chair's comments
18. Town Planner's Comments

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 at least five (5) business days prior to the meeting.