

Planning & Zoning Commission

Thursday, July 6, 2023, 7:00 PM

Hybrid Meeting located in Town Campus, Room A and via Zoom Webinar



AGENDA

VIRTUAL MEETING INFORMATION

[Webinar Link](#)

Password: 452138

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

CALL TO ORDER

PLAN OF CONSERVATION AND DEVELOPMENT UPDATE

1. Provide any updates on draft Introduction/Natural Environment edits
2. Begin discussion on Built Environment
3. Next steps

PENDING APPLICATION(S):

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. **(Public hearing continued to July 20, 2023)**

23-11+CSP. 206 Boston Post Rd. Map 35, Lot 67, Zone-C, Owner: 206 BPR, LLC, Applicant: Craig Bernard, application for Special Exception Permit to modify commercial building into mixed use commercial and residential. **(Extension granted; public hearing continued to July 20, 2023)**

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 **(Tabled to July 20, 2023)**

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 **(Tabled to July 20, 2023)**

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 to construct crushed stone and wood chip trail for maintenance equipment access within 100ft of a critical coastal resource **(Tabled to July 20, 2023)**

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 **(Tabled to July 20, 2023)**

23-29 30 Bassett Ln., Map 13, Lot 21, Owner: Elinor H. Hirschhorn, 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. **(Tabled to July 20, 2023 mtg)**

RECIPT(S):

23-31. 105 Circle Beach, Map 6, Lot 27, Owner: Barbara Milner, Applicant: Harkin Engineering, LLC, Coastal Site Plan, Construct single-family residence and associated site improvements within 100ft of a critical coastal resource **(Tabled to July 20, 2023)**

EXTENSION(S):

23-03 & CSP 9 Neck Rd., Map 41, Owner: Watrous Realty, LLC ; Applicant: Mady Devel, III, LLC, Extension for filing mylar.

APPROVAL OF MINUTES

[June 15, 2023 meeting](#)

REMARKS

Chair's comments

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.