

Planning & Zoning Commission

Thursday, September 21, 2023, 7:00 PM

HYBRID MEETING- Town Campus, Room A and Via Zoom Webinar



AGENDA

VIRTUAL MEETING INFORMATION

Webinar ID: 915 8196 6735

Password: 452138

[Webinar Link](#)

REGULAR MEETING

1. Call to Order / Attendance

PUBLIC HEARING(S)

2. **23-32. 503 Old Toll Rd.**, Map 143, Lot 20, Zone RU-1, Owner/Applicant: Little Blessings Real Estate, LLC, Special Exception Permit Modification per Section 5.4(a) to allow day care and pre-school services to children six weeks of age and older. ***(continued from August 17, 2023)***

PENDING APPLICATIONS

3. **23-40. Surf Club Rd.**, Map 36, Lot 50, Zone R-2, Owner: Town of Madison, Applicant: Duo Dickinson, Minor Site Plan Review and Coastal Site Plan, install a small paver plaza with a tribute rock at Strong Field ***(Request for action)***
4. **23-35. 28 Toffee Ln.**, Map 13, Lot 119, Zone R-5, Owner(s): Michael J & Patricia A Cosgrove, Coastal Site Plan to legalize installation of 8ft x 12ft storage shed and fencing within 25ft of a critical coastal resource ***(Extension granted, table to October 19, 2023 mtg)***
5. **23-25. Long Shore Ln.**, Map 25, Lot 74-1, Zone R-2, Owner: Lili Fogle, Applicant: John Paul Garcia; John Paul Garcia & Associates; Coastal Site Plan Review ***(Table to 10/5/23)***
6. **23.43. 916 Boston Post Rd.**, Map 39, Lot 3 & 4, Zone R-2, Owner/Applicant: The General's Residences at Fence Creek HOA, Inc., Special Exception Permit Modification and Coastal Site Plan, removal of the public access proposed viewing area. ***(Received September 7, 2023; schedule public hearing for October 19, 2023)***
7. **23-31. 105 Circle Beach**, Map 6, Lot 27, Zone R-5, 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Construct single-family residence and associated site improvements within 100ft of a critical coastal resource ***(withdrawn)***

RECEIPTS

8. **23-44.** Applicants: Julie Ovian and Frank Angelino; Petition for Regulation Text Amendment Section 32 Planned Development District ***(Schedule Public Hearing for October 19, 2023)***

APPROVAL OF MINUTES

9. [August 17, 2023 Regular Meeting](#)
10. [September 7, 2023](#)

REMARKS

11. Chair's comments
12. 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.