

Planning & Zoning Commission

Thursday, November 16, 2023, 7:00 PM

Town Campus, Room A and via Zoom Webinar



AGENDA

VIRTUAL MEETING INFORMATION

[Webinar Link](#)

Webinar ID: 915 8196 6735

Passcode: 452138

CALL TO ORDER

1. Attendance

PUBLIC HEARING(S)

2. **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. ***(Public hearing continued from October 19, 2023)***
3. **23-46. 31 Stony Lane**, Map 36, Lot 25-2, Zone R-1, Owner: Barberry 12, LLC, Applicant: Thomas A. Stevens & Associates, Inc., Petition for Zone Boundary Change and Development Plan Approval to establish Open Space Conservation District ***(Public hearing continued from October 19, 2023)***
4. **23-49. 251 Boston Post Rd**, Map 35, Lot 53, Zone R-1, Owner: My Four Boys, LLC, Applicant: Thomas A. Stevens & Associates, Petition for Zone Boundary Change Planned Development District per Section 32 to convert club into a restaurant with residential unit above with associated site improvements

PENDING APPLICATION(S)

5. **23-44.** Applicants: Julie Ovia and Frank Angelino; Petition for Regulation Text Amendment Section 32 Planned Development District ***(Deliberation tabled from October 19, 2023)***
6. **23-47. 31 Stony Lane**, Map 36, Lot 25-2, Zone R-1, Owner: Barberry 12, LLC, Applicant: Thomas A. Stevens & Associates, Inc., Six lot subdivision within Open Space Conservation District
7. **23-52. 1320 Boston Post Rd.**, Map: 31, Lot 44; Zone: C; Owner/Applicant: 1320 Post Road Associates Realty, LLC; Site Plan Modification and Coastal Site Plan application for 20ft x 30ft tent within existing parking lot for outdoor dining.
8. **23-50. 14 Railroad Ave.**, Map 49, Lot 54, Zone D-Downtown District, Owner/Applicant: 14 Railroad Avenue, LLC; Application for Special Exception modification per Section 6.2.2.2 and Major Downtown Village District alteration to previously approved thirteen (13) unit

multifamily development with associated site improvements to alter the proposal and reduce the development to eight (8) units with associated site improvements ***(Public Hearing scheduled for December 7, 2023)***

9. **23-51. 48A & 48B Wall St.**, Map 38 Lots 36 & 37; Zone: D; Owner/Applicant: Saltwater Property Group, LLC and Saltwater Property Group II, LLC; Site Plan Review & Downtown Village District Major Alteration applications to merge lots 36 & 37, demolish the existing structures on lots 36 & 37 and construct a new three-story commercial office building with associated site improvements. ***(Public Hearing scheduled for December 21, 2023)***

APPROVAL OF MINUTES

10. [November 2, 2023](#)
11. [November 11, 2023 Special Walk Meeting](#)

REMARKS

12. Chair's comments
13. 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.