

TOWN OF MADISON

PLANNING AND ZONING COMMISSION

AGENDA

Thursday, December 7, 2023 at 7:00 P.M.

* HYBRID MEETING*-Meeting Room A, Town Campus, 8 Campus Drive & 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

PLAN OF CONSERVATION & DEVELOPMENT UPDATE

1. Discussion of [proposed alignment of themes and policies within working draft](#)
2. Next steps

PENDING APPLICATION(S):

[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 to December 21, 2023)

[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 tabled to December 21, 2023)

[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)

[23-55. 155 New Rd.](#), Map 60, Lots 9, 10 & 11; Zone: PDD; Owner: 155 New Road Madison, LLC;

Applicant: Hammonasset Commons, LLC; Site Plan application to construct forty-six (46) residential units, an accessory common building, and associated site improvements under Section 32, Planned Development District (Tabled to December 21, 2023)

RECEIPT(S):

23-57. 251 Boston Post Rd., Map 35, Lot 53, Zone: PDD; Owner/Applicant: My Four Boys, LLC; Site Plan Review & Coastal Site Plan to convert club into a restaurant with residential unit above with associated site improvements under Section 32, Planned Development District (Table to December 21, 2023)

APPROVAL OF MINUTES: [November 16, 2023 Regular meeting](#)

APPROVAL OF [2024 ANNUAL MEETING CALENDAR](#)

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