

Subject to Approval

MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES Hybrid Meeting- Meeting Room 'A' in Town Campus & Zoom January 5, 2023

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, January 5, 2023, at 7 p.m., hybrid; in Room A and by using Zoom Videoconferencing. The public was invited to participate in-person or remotely by joining the meeting through a Zoom webinar link password, telephone call-in number, and a webinar identification number. Meeting room, log-in and call-in details were posted to the Town of Madison website (<https://www.madisonct.org/>), prior to the meeting.

MEMBERS PRESENT

Carol Snow, Elliot Hitchcock, John Dusza, Robert O'Connor, and Janet Peckinpaugh

ALTERNATES PRESENT

Michael Bugda

MEMBERS ABSENT

None

OTHERS PRESENT

Town Planner Erin Mannix and John Guskowski from Tyche (PPG).

The Meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:00 p.m. by Chairman Carol Snow.

ELECTION OF OFFICERS (CHAIRMAN, VICE CHAIRMAN, SECRETARY)

Commissioner Peckinpaugh made the motion to appoint Carol Snow as Chairman, Elliot Hitchcock as Vice Chairman and John Dusza as Secretary. Seconded by Commissioner O'Connor and unanimously approved.

After the election of officers, Chairman Snow seated Michael Bugda to fill an additional vacancy.

PLAN OF CONSERVATION & DEVELOPMENT UPDATE

1. Discuss draft POCD mission & vision statements
2. Discuss outline revisions
3. Discuss commissioner survey results & 'top' priorities
4. Next steps

A collaborative draft between Mr. Guskowski and Chairman Snow of the POCD mission & vision statements were shared with the commissioners for review. After discussions, all commissioners agreed the shared statements could be modified throughout the POCD process, if needed. Commissioner O'Connor asked what was meant by a connected community as shown in the vision statement; Mr. Guskowski states connected can be both physical and metaphoric. He continues to

say physical could be roadways, sidewalk, bike trails etc. and further states connectivity also has a cultural component / celebration to it as well.

From the public – Andrew Wood, member of the economic and development commission states the population of Madison is both falling and aging, and yet the greatest asset other than natural assets is the education system in Madison; he asks is there a plan to attract school children / younger families and where is the focus for growth as Mr. Wood felt there was a decline in the younger population. Mrs. Mannix later states that based on the demographic analysis during the affordable housing plan, that the under 19 age group is growing and since the original design of the new elementary school, additional classrooms were added due to the increase in the number of students.

After additional discussions, Mr. Guskowski reviewed the proposed Madison outline for the POCD and states, moving forward the themes outlined would need to be looked at individually to add language about the relevance. As for next steps, it was agreed by all present at the meeting that setting a schedule for discussions with various stakeholders is a priority to gain insights for the POCD.

PENDING

22-25+CSP. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison; Special Exception Permit Modification to convert 21,504 sq.ft. of undeveloped area into enclosed dog park. Application includes a Coastal Site Plan Review. ***(Hearing Continued to 01/19/23 meeting)***

22-30. 300 Green Hill Road. Map 64, Lot 36, RU-2, Owner/Applicant: Town of Madison, Special Exception Permit to remove four existing tennis courts and replace with six courts. ***(Public hearing scheduled for 1/19/23 meeting)***

22-32. 32 New Rd. Map 49, Lot 25, Light Industrial Zone; Applicant: Thomas A. Stevens & Associates, Inc; Owner: RWT Corporation; Special Exception Application per Section 7.1 to construct 60' X 114' (6802SF) 1-story addition to rear of existing manufacturing building; demolition of 1351SF portion of rear detached building ***(Public hearing scheduled for 1/19/23 meeting)***

22-31. 155 New Rd. Map 60, Lots 9, 10, 11, RU-2 Zone; Petitioner: Hammonasset Commons, LLC, Property Owner: 155 New Road Madison LLC; Petition for Zone Boundary Change, Planned Development District per Section 32 to construct forty-five dwelling units and associated site improvements in a two-phase development ***(Public hearing scheduled for 2/16/23 meeting)***

RECEIPTS:

22-33. Applicant: Frasher Lulaj, Petition for Regulation Amendment to Madison Zoning Regulations Section 32 Planned Development District. ***(Schedule public hearing for 1/19/23 meeting)***

Secretary Dusza made the motion to schedule the public hearing for 01/19/23; seconded by VC Hitchcock and unanimously approved.

APPROVAL OF MINUTES:

November 17, 2022

Commissioner Peckinpaugh made the motion to approve the minutes of November 17, 2022 as submitted; seconded by Secretary Bugda.

IN FAVOR: O'Connor, Bugda and Peckinpaugh

OPPOSED: None

ABSTAINED: Snow, Hitchcock and Dusza

December 1, 2022

Chairman Snow made the motion to approve the minutes of December 1, 2022 as submitted; seconded by Commissioner O'Connor and unanimously approved.

December 15, 2022

Commissioner Bugda made the motion to approve the minutes of December 15, 2022; seconded by Commissioner O'Connor.

During discussions, Chairman Snow states the following –

Public Comments on page 5 -

Jim Nordgren – 387 Boston Post Road – states they are in favor of the restaurant conversion, but its being held up with other **writers** attached to it and hopes it can be passed without including any of these expansions.

Change writers to riders

Ben Diebold – 19 Woodsvale Rd - President of the Madison Land& Conservation Trust – states it's a problem to discuss this gigantic revision to open space regulations at a Planning and Zoning Commission meeting and this conversation should be taking place at a different time and place and it should be part of the **planning** conservation and development.

Change planning to plan of

IN FAVOR: O'Connor, Bugda, Snow, Hitchcock, Dusza and Peckinpaugh

OPPOSED: None

ABSTAINED: None

**REMARKS: Commission Chair
Town Planner**

There was an open discussion about the commission's first hybrid meeting for suggestions and feedback.

ADJOURNMENT

Commissioner Peckinpaugh made the motion to adjourn at 7:55p.m.; seconded by Commissioner Bugda and unanimously approved.

Respectfully submitted,
Racquel Stubbs