

Subject to Approval

MADISON PLANNING AND ZONING COMMISSION MEETING MINUTES March 2, 2023

The Regular Meeting of the Madison Planning and Zoning Commission was conducted Thursday, March 2, 2023, at 7 p.m., remotely, using Zoom Videoconferencing. The public was invited to participate remotely by joining the meeting through a Zoom webinar link password, telephone call-in number, and a webinar identification number. 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, John Dusza, Robert O'Connor, John Morgan and Janet Peckinpaugh

ALTERNATES PRESENT

Michael Bugda

MEMBERS ABSENT

Elliot Hitchcock and Robert Reinhart

OTHERS PRESENT

Town Planner Erin Mannix and John Guskowski and Steve Hnatuk from Tyche (PPG). The meeting was recorded via Zoom Videoconferencing software for You Tube viewing.

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

PLAN OF CONSERVATION & DEVELOPMENT UPDATE

1. Discuss Working Draft of Sections 1 (Introduction) & 2 (Community Vision & Plan Goals)
2. Begin discussions on Natural Environment, including resources, recreation, management, protection & climate
3. Next Steps

John Guskowski states a work sheet was sent out to the Commission as well as to stakeholders to detail any concerns they may have. Present for the meeting were representatives from various boards and commissions, that were invited as panelists to share their thoughts, concerns or interests – Heather Crawford, Chair of Conservation Commission; Chris Boynton, Madison Little League; Ben Diebold, President of Madison Land Trust; Joe Oslander, Chair Rockland Preserve; Robert Kuchta, tree warden and Walter Welsh, Coastal Resiliency Commissioner.

Heather Crawford states she's concerned with the health of the forests in Madison due to the number of invasive species; the quality of open space in Madison; and sea level rise which follows with climate change with the increased storm intensity. In terms of victories, MAD for trees has been great for the town as well as Madison land trust, for the number of parcels they've managed to obtain via large State grants.

Joe Oslander shared details about Rockland Preserve such as its natured land, their scout programs, bike and hiking trails etc. As for concerns, a well is needed near the scout camp for drinking water, there are also problems with invasive species and getting volunteers to help.

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It was noted that funded through ARPA is the upcoming invasive removal project along the pond.

Ben Diebold states the plan of conservation development from 2013 has been an important document for land trust in preparing grants. He hopes the current version of the plan will be strong on open space issues and will reflect Madison's commitment to open space conservation, since that has made a material difference in their acquisitions. Mr. Guskowski asked is there a general strategy that the Land Trust has pursued in terms of identifying and prioritizing acquisition. Mr. Diebold states it has to do with what's available and which landowners are willing to work with their timeframe, but they do target large contiguous spaces and spaces that are contiguous to other green space areas. His overall concerns revolve around the Winter club application.

After discussions about open space and plan development districts, Commissioner Peckinpaugh suggested to have public meetings to educate anyone on items that are concerning such as the Plan Development districts.

Chris Boynton states his position is with Madison Little League, and his focus over the 10 years would be to retain as many open spaces as possible for youth recreation. He further states there are buildings to be taken down, i.e. the Jeffrey School Project and the Ryerson School project, and he would love to see that sort of open space go towards fields as there's a growing need for more youth sports fields. Mrs. Mannix states Mr. Boynton has been working with Austin Hall on specific improvements to town owned properties for maintenance and needs.

Walter Welsh states the Coastal Resiliency Commission is a new commission that was formed before Covid; there's also an existing coastal resolution plan done by the town in 2016, and asked how do you make these plans work and who oversees them. Mr. Guskowski states a plan needs to have actionable steps, and those actionable steps should be assigned to individuals, whether it's the Town Planner, Beach and Recreation Director, Board of Selectman or Board of Finance to put aside funds and that person or entity needs to understand their role in carrying out these steps. Mr. Welsh states the coastal resiliency plan identifies areas in town that are subject to flooding or roads / buildings / houses that will be flooded regularly. One of their goals is to think more on education, and what can be done to encourage protection of the wetlands.

As for next steps, Mr. Guskowski suggests resending the worksheet with the ideas and suggestions from tonight's meeting to add findings and ideas, that can then be put in a narrative for the natural environment section.

PENDING APPLICATIONS:

23-03+CSP. 9 Neck Rd. Map 24, Lot 41, R-3 Zone, Applicant: Mady Devel III LLC, Owner: Watrous Realty LLC, Three (3) lot subdivision; application includes coastal site plan **(Tabled to 3/16/23 meeting)**

23-04. 885 Boston Post Rd. Map 39, Lot 20, D-District; Downtown Village District Major Alteration and Special Exception Permit Application per Section 6.2.2.2, 6.15.9, and 6.2.4 to demolish existing mixed-use building and construct a new two story 5,900 sq.ft. mixed use building with restaurant on first floor and two residential units on second floor, on-site parking and associated site improvements. **(Continued 3/16/23 meeting)**

23-05. 14 New Rd. Map 49, Lot 26, LI – Light Industrial Zone, Owner/Applicant: Precision X-ray, Inc., application for Site Plan modification to construct a 4,170 sq.ft. addition to existing manufacturing building with associated site improvements. *(Tabled to 3/16/23 meeting)*

23-07. Applicant: David Klein; Petition for Regulation Amendment to Madison Zoning Regulations Special Exception Section 4.1.35. *(Public Hearing scheduled for 3/16/23 meeting)*

APPROVAL OF MINUTES: February 16, 2023

Commissioner Morgan made the motion to approve the minutes of February 16, 2023. Seconded by Commissioner Peckinpaugh.

Secretary Dusza states on pg. 8 it should be 8-30G.

IN FAVOR: Carol Snow, John Dusza, Robert O'Connor, John Morgan, Michael Bugda and Janet Peckinpaugh

OPPOSED: None

ABSTAINED: None

APPOINTMENT OF INTERIM ASSISTANT ZONING OFFICIAL

Appointment of Steve Hnatuk, CZEO, of Tyche Planning & Policy Group as a Zoning Enforcement Official to assist Town Planner with interim services during position vacancy.

Commissioner O'Connor made the motion to appoint Steve Hnatuk, CZEO, of Tyche Planning & Policy Group as a Zoning Enforcement Official to assist Town Planner with interim services during position vacancy. Seconded by Commissioner Peckinpaugh and unanimously approved.

REMARKS: Commission Chair
Town Planner

Mrs. Mannix reviewed the land use department restructuring and current staffing. She states Admin Maria Pettola has been promoted to land use technician and the dept. has not eliminated any positions. The plan for more public education and general clarification was further discussed. Secretary Dusza asked if the commission is able to provide general public responses in the local newspaper as there was an article that was published that mischaracterized and misunderstood the Commission. Mrs. Mannix states all discussions about applications should be held publicly. Lastly, the commission discussed hybrid versus in person meetings – there are a number of technical issues that still needs to be addressed.

ADJOURNMENT

Secretary Dusza made the motion to adjourn at 9:16p.m.; seconded by Commissioner Morgan and unanimously approved.

Respectfully submitted,
Racquel Stubbs