

Subject to Approval

Planning & Zoning Commission
Thursday, May 18, 2023 at 7:00 PM

Public Participation Information Below:

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MINUTES

VIRTUAL MEETING

Public Participation Information Below:

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CALL TO ORDER

MEMBERS PRESENT

Robert O'Connor, John Dusza, Robert Reinhart, and John Morgan

MEMBERS ABSENT

Carol Snow, Michael Bugda, Janet Peckinpaugh and Charles Walz

OTHERS PRESENT

Town Planner Erin Mannix

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

The Town Planner read the legal notice.

PUBLIC HEARING(S):

23-11+CSP. 206 Boston Post Rd. Map 35, Lot 67, C-Zone, Owner: 206 BPR, LLC, Applicant: Craig Bernard, application for Special Exception Permit to modify commercial building into mixed use commercial and residential. **(Request to open and continue to 6/15/23 meeting)**

Commissioner O'Connor made the motion to open and continue the public hearing to the June 15, 2023 meeting. Seconded by Commissioner Morgan and unanimously approved.

PENDING APPLICATION(S):

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

Present – engineer Mark Davis and architect Del Simmons from Munger Construction. A site plan for 14 New Road was shared and reviewed for the commission by Mr. Davis; he reviewed site changes and improvements being made – upgraded entrance / new driveway access for the site and upgraded appearance for the building to look modernized. He further states the addition to the building is designed for office and meeting spaces. Mr. Davis reviewed the storm water management system that would be installed for the project. Mr. Davis states there will also be some additional parking in the front yard, and a waiver is being requested as that is not allowed. A portion of this project is located within the 100ft upland review area, a regulated activity permit from the Inland Wetlands Agency was received and the applicant went before ACCA twice and received favorable recommendations.

Mr. Simmons then reviewed the existing and proposed plans for the site. Mr. Popp, the landscape architect, later joined the meeting and reviewed the landscape plans.

Secretary Dusza asked about the topography for the site – is the building on the site lower than the surrounding area. Mr. Davis states, yes, not the building itself, but the area in the parking. He then further reviewed the grading plan for the commission.

Mrs. Mannix states in regards to the waiver the zoning regulations states there shall be no parking in the front yard, and that the Commission may waive this requirement if it is in the best interest of the district. She further recommends the commission to add a fourth condition that indicates signage does require separate approvals, as square footage and size details were not in the application.

The following draft resolution was read by Secretary Dusza.

VOTED that the Madison Planning & Zoning Commission approve application **#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 as shown on application documents and site development plans submitted by Westcott & Mapes, dated revised to April 26, 2023 with the following conditions:

1. That the Zoning Enforcement Officer be notified at least 48 hours prior to commencement of

any construction activity.

2. That all erosion and sedimentation controls be installed prior to any site disturbance and be maintained for the duration of construction activities and until the site is sufficiently stabilized to the satisfaction of the Zoning Enforcement Officer.

3. A condensed inspection and maintenance chart shall be prepared by the design engineer identifying the inspection, management, and maintenance frequency required for each component of the stormwater treatment system. This chart shall be submitted to the Zoning Enforcement Officer prior to issuance of a preliminary certificate of zoning compliance.

4. That all signage receives separate approvals and a waiver for parking in the front area is granted.

In the event that changes to the approved plans are required as a result of other agency permitting to support the proposed activity, the Madison Planning & Zoning Commission reserves the right to review said changes and may require modification of this approval.

This approval is made based upon the finding that the proposed use is a permitted use in the district and that the standards, prerequisites and conditions specified by the regulations have been met. The effective date of this approval is June 2, 2023.

Commissioner Morgan made the motion to approve application 23-05 as noted in the draft resolution. Seconded by Commissioner O’Conner and unanimously approved.

23-15CSP. 200 Neck Rd. Map 12, Lot 31, R-3 Zone. Owner: Douglas Leblanc, Applicant: BTW Construction, LLC, Coastal Site Plan Review application to raise grade and build a stacked stone wall.

Commissioner Morgan made the motion to table application # 23-15CSP to the June 15, 2023 meeting. Seconded by Commissioner O’Connor and unanimously approved.

23-17. 8 Campus Dr., Map 68 Lot 49, RU-2 Zone, Owner/Applicant: Town of Madison, Site Plan Modification, Installation of geothermal wells and (10ft x 10ft) pump house building to service existing town office building

Commissioner Morgan made the motion to table application # 23-17 to the June 15, 2023 meeting. Seconded by Commissioner O’Connor and unanimously approved.

23-18. 1321 Boston Post Rd., Map 31 Lot 32, C-Zone, Owner: JL Boure Holdings, LLC, Applicant: Philip Doyle of LADA, PC, Special Exception Permit per Section 6.1.2.2(j) & Coastal Site Plan Review for interior and exterior building alterations to change use from office to veterinary outpatient clinic and associated site improvements. **(Public hearing scheduled for June 15, 2023)**

23-19. Mungertown Rd., Map 56, Lot 1, Zone RU-2, Owner: Town of Madison, Applicant: Madison Bd of Education, Special Exception Permit, Construction of new elementary school with associated site improvements. **(Schedule Public hearing for June 15, 2023)**

Commissioner O’Connor made the motion to schedule the public hearing for application # 23-19 for the June 15, 2023 meeting. Seconded by Commissioner Morgan and unanimously approved.

RECIPT(S):

23-20. Samson Rock Rd., Map 38, Lot 52, Zone DW, Owner: Town of Madison, Applicant: Town of Madison, Site Plan Review Modification, Install JuiceBar Level 2 EV charger system

23-21. 4 School St., Map 38, Lot 9, Zone R-2, Owner: Town of Madison, Applicant: Town of Madison, Site Plan Review Modification, Install JuiceBar Level 2 EV charger system

23-22. 8 Meeting House Lane, Map 38, Lot 136, Zone R-2, Owner: Town of Madison, Applicant: Town of Madison, Site Plan Review Modification, Install JuiceBar Level 2 EV charger system

Commissioner Reinhart made the motion to table application #'s 23-20, 23-21 and 23-22 for the June 15, 2023 meeting. Seconded by Commissioner O'Connor and

EXTENSION(S):

#09-06D+CSP/#14-08-20. 67 Boston Post Rd, Map 44, Lot 19 - East River Farms – Request for extension to complete plan.

Mrs. Mannix states the developer Bob Murphy was unable to attend tonight's meeting, but did submit a written request for an extension of this application. This goes back to the original approval date of June 18, 2009 for East River farms, a small cluster development. She continues to say the application also includes an affordable housing component. Though this has been moving slowly, public act 21 -163 indicates approvals that occurred prior to July 1, 2011 shall not expire as there were amendments essentially allowing 14 years for an application to be valid with an additional discretionary 5 years, and that's at the Commission's discretion.

Mrs. Mannix states the applicant came before the Commission last year as some of this was driven by concerns of residents of East River farms that site improvements were not completed, and they were living in construction conditions. Mrs. Mannix states she worked with the developer and John DeLaura (zoning officer at the time) to complete a lot of the outstanding site improvements.

She further states this is a two-phase project, and they are only in phase one. The goal is to have phase one completed. Therefore, it is her recommendation to give the applicant enough time to complete this work- at least one year, and should the applicant look to proceed with phase 2 or any further work, he would need to return to the commission with a specific plan and timeline in which he expects to complete that.

Commissioner Reinhart asked why is this taking so long? Mrs. Mannix states, it's her understanding that the developer is doing most of this work himself.

After discussions, commissioners agreed a 6-month extension was suitable rather than a year.

Commissioner Morgan made the motion to approve the request for extension; a 6-month

extension from the June 23rd expiration date. Seconded by Commissioner O’Conner and unanimously approved.

REMARKS

Approval of minutes [May 4, 2023](#)

Commissioner O’Connor made the motion to approve the minutes of May 4, 2023 as submitted. Seconded by Commissioner Reinhart and unanimously approved.

Chair’s comments

NONE.

Town Planner's Comments

NONE.

ADJOURNMENT

Commissioner Reinhart made the motion to adjourn at 7:53pm; seconded by Comissioner Morgan and unanimously approved.