

Planning & Zoning Commission
Thursday, September 7, 2023 at 7:00 PM
Town Campus, Room A and Via Zoom Webinar
MINUTES

VIRTUAL MEETING INFORMATION

[Webinar Link](#)

Webinar ID: 915 8196 6735
Passcode: 452138

CALL TO ORDER

MEMBERS PRESENT

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

MEMBERS ABSENT

Charles Walz, Michael Bugda and Robert Reinhart

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 Chair Carol Snow.

PLAN OF CONSERVATION AND DEVELOPMENT UPDATE

1. a. Discussion on Built Environment
- b. Next Steps

Since the last planning meeting, Mr. Guskowski states inputs received from various stakeholders and worksheets were compiled and classified into the 3 themes of the POCD: (1) Vitality and Connectivity (2) Resilience and Sustainability and (3) Opportunity and growth. He further discussed and reviewed the policies that were created for each theme and the action items that were developed for each policy with the commission.

Some of the policies that were created:

Policy A: Connect residents both within and beyond Madison

Policy B: Improve and expand Town Infrastructure and resources

Policy C: Protect and Preserve Historic Resources

Policy D: Prepare Madison for future climate change emergencies and management

Policy E: Seek opportunities for economic growth in appropriate areas of Madison

Policy F: Create and improve opportunities for housing in Madison.

After reviewing the action items for each policy, it was agreed to focus on developing maps associated with the plans and finalize the language of the Built Environment for next steps. Mr. Guskowski will also draft implementation tables for the action items discussed at tonight's meeting.

APPLICATIONS

2. **23-32. 503 Old Toll Rd.**, Map 143, Lot 20, Zone RU-1, Owner/Applicant: Little Blessings Real Estate, LLC, Special Exception Permit Modification per Section 5.4(a) to allow day care and pre-school services to children six weeks of age and older. (*Hearing continued to September 21, 2023 mtg*)

3. **23-31. 105 Circle Beach**, Map 6, Lot 27, Zone R-5, Owner: Barbara Milner, Applicant: Harkin Engineering, LLC, Coastal Site Plan, Construct single-family residence and associated site improvements within 100ft of a critical coastal resource (*Extension needed to table to 9/21/23*)

4. **23-25. Long Shore Ln.**, Map 25, Lot 74-1, Zone R-2, Owner: Lili Fogle, Applicant: John Paul Garcia; John Paul Garcia & Associates; Coastal Site Plan Review. (*Tabled to September 21, 2023*)

5. **23-35. 28 Toffee Ln.**, Map 13, Lot 119, Zone R-5, Owner(s): Michael J & Patricia A Cosgrove, Coastal Site Plan to legalize installation of 8ft x 12ft storage shed and fencing within 25ft of a critical coastal resource (*Tabled to September 21, 2023 mtg*)

RECEIPTS

6. **23-40. Surf Club Rd.**, Map 36, Lot 50, Zone R-2, Owner: Town of Madison, Applicant: Duo Dickinson, Minor Site Plan Review and Coastal Site Plan, install a small paver plaza with a tribute rock at Strong Field (*Tabled to September 21, 2023*)

APPROVAL OF MINUTES

Secretary Dusza motioned to approve the special meeting minutes of August 17, 2023. Seconded by Commissioner Peckinpaugh and unanimously approved.

7. August 17, 2023

REMARKS

8. Chair's comments

None.

9. Town Planner's Comments

None.

ADJOURNMENT

Secretary Dusza made the motion to adjourn at 8:27p.m.; seconded by Commissioner Peckinpugh and unanimously approved.