

Planning & Zoning Commission
Thursday, November 2, 2023 at 7:00 PM
Town Campus, Room A and via Zoom Webinar

MINUTES

VIRTUAL MEETING INFORMATION

Webinar ID: 915 8196 6735
Password: 452138

[Webinar Link](#)

CALL TO ORDER

MEMBERS PRESENT

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

ALTERNATE PRESENT

Michael Bugda

STAFF PRESENT

Town Planner, Erin Mannix and John Guskowski, Zoe Chatfield from Tyche (Planning and Policy Group).

PUBLIC PRESENT

Christopher McKeon, Carole Angelino, Penny Katz, Julie Ovia

The meeting of the Madison Planning & Zoning Commission was called to order at approximately 7:00 P.M. by chair Carol Snow and she welcomed new member Jeffrey Downes.

PLAN OF CONSERVATION AND DEVELOPMENT UPDATE

1. Discussion of implementation tables for Built Environment & Natural Environment

Mr. Guskowski states that at the last planning meeting, the implementation table (compilation of all policies and actions steps) for the natural environment was organized and edited. After the review, Chair Snow mentioned that the narrative for the built-in environment was incomplete compared to the natural environment section. She further states it's important for the plan of conservation and development to maintain an overview that is cohesive and each section should complement each other. Commissioner Reinhart agreed as the details were not specific or cohesive and the actions came at different levels. Mrs. Mannix, as well as Mr. Guskowski noted that this section was

reviewed in July / August and the narrative language was drafted for both the natural and built environment and perhaps the revision was not shared.

For the remainder of the meeting, there was an open discussion on the layout of the built environment and natural environment as some commissioners felt the strategy and goals/policies needed to be revisited.

From the public, Christopher McKeon, of 31 Hotchkiss Ln, states the statues say what has to be in the plan and that might be part of the complication for commissioners. Other public comments from Carole Angelino, 42 Stony Ln, indicated that it looked like a lot more work was needed to complete this plan. Penny Katz, 363 Boston Post Rd, stated the plan should be a viable document for future use and commissioners should keep that in mind. Also, it was asked how does the public get involved with certain specifics like beach and recreation plans. Mrs. Mannix states these are town agencies and all of their meetings are public and any master-planning should include the public.

2. Discussion of working draft and next steps

As for next steps, Mr. Guskowski will unify the comments and edits of the natural and built environment in one and redistribute them to commissioners for further review as one document.

PENDING APPLICATIONS

3. **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 November 16, 2023)***

4. **23-44.** Applicants: Julie Ovian and Frank Angelino; Petition for Regulation Text Amendment Section 32 Planned Development District ***(Public Hearing closed. Deliberation tabled to November 16, 2023)***

5. **23-46. 31 Stony Ln.**, Map 36, Lot 25-2, Zone R-1, Owner: Barberry 12, LLC, Applicant: Thomas A. Stevens & Associates, Inc., Petition for Zone Boundary Change and Development Plan Approval to establish Open Space Conservation District ***(Public Hearing continued to November 16, 2023)***

6. **23-47 31 Stony Ln.**, Map 36, Lot 25-2, Zone R-1, Owner: Barberry 12, LLC, Applicant: Thomas A. Stevens & Associates, Inc., Six lot subdivision within Open Space Conservation District (***Tabled to November 16, 2023***)

7. **23-49. 251 Boston Post Rd.**, Map 35, Lot 53, Zone R-1, Owner: My Four Boys, LLC, Applicant: Thomas A. Stevens & Associates, Petition for Zone Boundary Change Planned Development District per Section 32 to convert club into a restaurant with residential unit above with associated site improvements (***Public Hearing scheduled for November 16, 2023***)

8. **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 scheduled for December 7, 2023***)

RECEIPTS

9. **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. (***Schedule Public Hearing for December 21, 2023***)

Commissioner Bugda made the motion to schedule a public hearing for application # 23-51 for December 21, 2023. Seconded by Secretary Dusza and unanimously approved.

10. **23-52. 1320 Boston Post Rd.**, Map: 31, Lot 44; Zone: C; Owner/Applicant: 1320 Post Road Associates Realty, LLC; Site Plan Modification and Coastal Site Plan application for 20ft x 30ft tent within existing parking lot for outdoor dining. (***Table to November 16, 2023 meeting***)

APPROVAL OF MINUTES

Chair Snow made the motion to approve the minutes of October 19, 2023. Seconded by Commissioner Bugda.

Commissioner Snow noted for application # 23-44, the following public attendees' names and address were not included, James Coccoluto, 279 Boston Post Rd, and Penny Katz, 363 Boston Post Rd.

After further discussions, the motion was unanimously approved.

11. [October 19, 2023](#)

REMARKS

12. Commission Chair

None

13. Town Planner

Town Planner, Erin Mannix asked commissioners about scheduling a site walk for the general residence property (public hearing 23-43). After discussions, it was agreed that a site walk will be scheduled for Saturday November 11th at 9AM. A special notice will be sent out – meeting will be publicized.

Mrs. Mannix noted there are no discussions for this site walk and this is only for observation proposes.

ADJOURNMENT

Secretary Dusza made the motion to adjourn at 8:20pm; seconded by Commissioner Peckinpaugh and unanimously approved.