



Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
January 22, 2015 ~ 7:00 P.M.
TOWN COUNCIL CHAMBERS

OPENING of MEETING

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE
2. ROLL CALL & SEATING OF ALTERNATES (if required)
3. GENERAL PUBLIC PARTICIPATION PERIOD – *Please see end of agenda for participation guidelines.*
4. GENERAL APPOINTMENTS – None

PUBLIC HEARINGS

5. ZONE BOUNDARY CHANGE
 - ZCA-2014-06 – 458 Purdy Hill Road, zone change from RF-2 to RF-1, Morawski (*adjourned on 12/4/14; scheduled to reconvene on 2/19/15 per applicant's request*)
6. EXCAVATION/FILLING PERMIT
 - EFP-2014-01 – 298 Spring Hill Road, grading & installation of retaining walls, Annie and Kevin P. Reid (*adjourned on 12/18/14; scheduled to reconvene on 2/19/15 per applicant's request*)
7. SUBDIVISION/RESUBDIVISION
 - SUB-2014-03 – 36 Timothy Hill Road, industrial 5 lot subdivision, Monroe Land Holdings, LLC (*reconvened from 12/18/14*)
8. SPECIAL EXCEPTION PERMIT
 - SEP-2014-13 – 462, 464, 466 & 470 Main Street, construct commercial building for retail & office use, JV462, 464, 466 & 470 Main St, LLC (*postponed to 2/5/15 per applicant's request*)
 - SEP-2014-14 – 496 Pepper Street & 50 Cambridge Drive, construct industrial building, Cambridge Drive, LLC

SITE PLAN REVIEW

9. SITE DEVELOPMENT PLAN
 - SDP-2014-12 – 731 Main Street, site improvements including reconstruction of stairs, removal of cupola, and construction of retention wall and pergola's, 731 Main Street, LLC

DELIBERATIONS and DETERMINATIONS

10. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS
 - SUB-2014-01 – 2 Victoria Drive – time extension to meet conditions of approval
 - SUB-2014-01 – 2 Victoria Drive – modification of approval conditions

11. BOND RELEASES OR REDUCTIONS

- **04-03-SUB** - Phase I PSBP – bond release request
- **05-06-SUB** - Phase II PSBP – bond release request
- **05-13-SUB** - Phase III PSBP – bond release request
- **12-1-SUB** - 1428 Monroe Turnpike – bond release request

12. MEETING MINUTES – None

13. APPLICATION DELIBERATIONS/DETERMINATIONS

- **RAA-2014-06** – zoning text amendments to B-1 and B-2 District Uses

- **SUB-2014-02** – 65 Hammertown Road, 10 lot subdivision, Jans Land Development, LLC

- Other items from this agenda as determined by the Commission

OTHER BUSINESS

14. REGULATIONS REVIEW/AMENDMENT WORKSESSION

15. CORRESPONDENCE/OTHER RECEIVED

16. COMMISSION REPORTS

- **Chairman’s Report**
- **Commissioner’s Reports**
- **Land Use Staff Reports**
 - **Discussion of application submission copies**

17. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS: None

GUIDELINES FOR PUBLIC PARTICIPATION

- *The following guidelines are to assist those who wish to speak during public participation session:*
 - *The Commission welcomes public participation and asks that speakers please limit their comments. Speakers are requested to first state their name and address for the record.*
 - *Speakers may offer objective comments about planning and zoning matters and land use related concerns that should be brought to the Commission’s attention.*
 - *The Commission will not permit any expression of personal complaints or defamatory comments about the Commission, members of the Planning and Zoning Department, nor against any person connected with the Town of Monroe or any other individual, firm or corporation.*
 - *Speakers are not to comment on any suggested, proposed or pending application before the Commission, except at a Public Hearing for that application. No discussion is permitted by any party of any matters related to pending or ongoing litigation.*
 - *The Chair has the discretion to limit comment time. Generally three (3) minutes per speaker is allotted. The Chair may allow additional time.*
 - *Written statements are always welcome and are always provided to Planning and Zoning Commission members. Immediate replies to questions/concerns should not be expected and will be provided at the discretion of the Commission.*