



Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
February 5, 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. SUBDIVISION/RESUBDIVISION
 - SUB-2014-03 – 36 Timothy Hill Road, industrial 5 lot subdivision, Monroe Land Holdings, LLC (*adjourned on 1/22/15; scheduled to reconvene on 2/19/15 per applicant's request*)
6. 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 2/19/15 per applicant's request*)

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN – None

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS
 - SEP-2014-08 – 707 Monroe Turnpike (St. Jude Church) – time extension to meet conditions of approval
9. BOND RELEASES OR REDUCTIONS -None
10. MEETING MINUTES – November 20, 2015
11. APPLICATION DELIBERATIONS/DETERMINATIONS
 - SEP-2014-14 – 496 Pepper Street & 50 Cambridge Drive, construct industrial building, Cambridge Drive, LLC
 - 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
 - Other items from this agenda as determined by the Commission

OTHER BUSINESS

12. REGULATIONS REVIEW/AMENDMENT WORKSESSION

13. CORRESPONDENCE/OTHER RECEIVED – CT Siting Council notification of modification to existing Telecommunication facilities, 230 Guinea Rd and 474-480 Main Street.

14. COMMISSION REPORTS

- Chairman's Report
- Commissioner's Reports
- Land Use Staff Reports

15. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- **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*)
- **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*)

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.*