



# Meeting Agenda

PLANNING and ZONING COMMISSION  
MONROE, CONNECTICUT  
April 9, 2015 ~ 7:00 P.M.  
TOWN COUNCIL CHAMBERS

## OPENING of MEETING

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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
  - 349 Elm Street – permit accessory apartments separate from existing structures

## PUBLIC HEARINGS

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5. 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 (*reconvened from 2/19/15*)

## SITE PLAN REVIEW

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6. SITE DEVELOPMENT PLAN
  - SDP-2015-01 – 75 Main Street, service car wash accessory building, Enterprise Rent-A-Car

## DELIBERATIONS and DETERMINATIONS

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7. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS
  - SUB-2014-02 – 65 Hammertown Road - time extension to meet conditions of approval
8. BOND RELEASES OR REDUCTIONS – None
9. MEETING MINUTES – December 4, 2014, January 8, 2015 and March 19, 2015
10. APPLICATION DELIBERATIONS/DETERMINATIONS
  - SUB-2014-03 – 36 Timothy Hill Road, industrial 5 lot subdivision, Monroe Land Holdings, LLC
  - Other items from this agenda as determined by the Commission

## OTHER BUSINESS

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11. REGULATIONS REVIEW/AMENDMENT WORKSESSION

**12. CORRESPONDENCE/OTHER RECEIVED –**

- Referral of Proposed Amendment to Town of Trumbull Zoning Regulations
- 30 Cobblers Hill Court – application to the State of Connecticut Siting Council for Certificate of Environmental Compatibility and Public Need

**13. COMMISSION REPORTS**

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

**14. MEETING ADJOURNMENT**

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**UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES**

**PENDING APPLICATIONS:**

- **SEP-2015-01** – 5 Victoria Drive, site improvements and change of use to permit indoor/outdoor recreation facility, Victoria Drive Associates, LLC
- **ZCA-2015-01** – 515 Monroe Turnpike & 220 Cross Hill Road, zone change for portions of the property currently zoned RF-1 to B-2, TMC New England, LLC
- **SEP-2015-02** – 505, 509, 515 Monroe Turnpike & 220 Cross Hill Road, construct CVS retail pharmacy and site improvements, TMC New England, LLC

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**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.*