



Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
April 23, 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. SPECIAL EXCEPTION PERMIT
 - SEP-2015-01 – 5 Victoria Drive, site improvements and change of use to permit indoor/outdoor recreation facility, Victoria Drive Associates, LLC

SITE PLAN REVIEW

6. SITE DEVELOPMENT PLAN – None

DELIBERATIONS and DETERMINATIONS

7. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS
 - ZCA-2014-07 – 2 Victoria Drive & 10 and 36 Main Street - time extension to meet conditions of approval
 - SUB 05-01 – Birdseye Estates – time extension of approval per CGS 8-26c
8. BOND RELEASES OR REDUCTIONS – None
9. MEETING MINUTES – None
10. APPLICATION DELIBERATIONS/DETERMINATIONS
 - SUB-2014-03 – 36 Timothy Hill Road, industrial 5 lot subdivision, Monroe Land Holdings, LLC
 - SEP-2014-13 – 462, 464, 466 & 470 Main Street, construct commercial building for retail & office use, JV462, 464, 466 & 470 Main St, LLC
 - SDP-2015-01 – 75 Main Street, service car wash accessory building, Enterprise Rent-A-Car
 - Other items from this agenda as determined by the Commission

OTHER BUSINESS

11. REGULATIONS REVIEW/AMENDMENT WORKSESSION

12. CORRESPONDENCE/OTHER RECEIVED –

- 30 Cobblers Hill Court – application to the State of Connecticut Siting Council for Certificate of Environmental Compatibility and Public Need
- 500 Moose Hill Road – Connecticut Siting Council notification of intent to modify existing telecommunications facility

13. COMMISSION REPORTS

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

14. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- **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

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.*