



# Meeting Agenda

PLANNING and ZONING COMMISSION  
MONROE, CONNECTICUT  
May 7, 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 – None

## PUBLIC HEARINGS

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5. ZONE CHANGE
  - **ZCA-2015-01** – 515 Monroe Turnpike, 216 & 220 Cross Hill Road, zone change for portions of the property currently zoned RF-1 to B-2, TMC New England, LLC
6. SPECIAL EXCEPTION PERMIT
  - **SEP-2015-02** – 505, 509, 515 Monroe Turnpike & 220 Cross Hill Road, construct CVS retail pharmacy and site improvements, TMC New England, LLC (*applicant's request to open and adjourn hearing to 5/21/15*)

## SITE PLAN REVIEW

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7. SITE DEVELOPMENT PLAN – None

## DELIBERATIONS and DETERMINATIONS

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8. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS
  - **SEP-2014-01** – 1428 Monroe Turnpike - time extension to meet conditions of approval
  - **SEP-2014-14** – 50 Cambridge Drive & 496 Pepper Street - time extension to meet conditions of approval
9. BOND RELEASES OR REDUCTIONS – None
10. MEETING MINUTES – February 5, 2015, April 9, 2015, April 23, 2015
11. 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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12. REGULATIONS REVIEW/AMENDMENT WORKSESSION
  - Discussion of definition of tree “caliper”
13. CORRESPONDENCE/OTHER RECEIVED
  - 30 Cobblers Hill Court (Cell Tower) Siting Council – application withdrawn

#### 14. COMMISSION REPORTS

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

#### 15. 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 (*Public Hearing scheduled to reconvene 5/21/15*)
- **SEP-2015-03** – 288 Monroe Turnpike, construct daycare center and site improvements, Gary Brown
- **RAA-2015-01** – proposed amendments to the Zoning Regulations Section 3.5 Elderly Residence District, Beaver Brook, LLC
- **SEP-2015-04** – 7 Fan Hill Road (Town Hall), closure and/or removal of underground gasoline and oil storage tanks & installation of dual compartment above ground storage tank for heating oil and diesel fuel, T.O.M.
- **SEP-2015-05** – 447 Purdy Hill Road (D.P.W.), closure and/or removal of underground gasoline and oil storage tanks, installation of above ground storage tanks for heating oil, gasoline and diesel fuel, installation of new generator and modification of truck circulation for on-site fueling, T.O.M.
- **SEP-2015-06** – 801 Main Street (Stepney Firehouse No. 2), removal of abandoned underground heating oil storage tank & restore site conditions, T.O.M.
- **SEP-2015-07** – 285 Cutlers Farm Road (Wolfe Park), closure of underground heating oil storage tanks & installation of two above ground heating oil storage tanks, T.O.M.
- **SEP-2015-08** – 1260 Monroe Turnpike (Stevenson Firehouse No. 2), closure of underground storage tanks, relocation of an above ground storage tank off site & installation of dual compartment above ground storage tank for heating oil and diesel fuel, T.O.M.

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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.*