



Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
June 18, 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-2015-02, File #1552A: 505, 509, 515 Monroe Turnpike & 220 Cross Hill Road**
Construct CVS retail pharmacy and site improvements, TMC New England, LLC (*reconvened from 5/21/15*)
 - **SEP-2015-03, File #1554A: 288 Monroe Turnpike**
Construct daycare center and site improvements, Gary Brown, (*reconvened from 6/6/15*)
6. REGULATION AMENDMENT
 - **RAA-2015-01, File #972E:** Proposed amendments to the Zoning Regulations Section 3.5 Elderly Residence District, Beaver Brook, LLC

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN – None

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS
 - **SEP-2014-13, File # 1549A: 462 Main Street** - time extension to meet conditions of approval
 - **5-10-S, File #1487A: 34 Enterprise Drive** – time extension request
9. BOND RELEASES OR REDUCTIONS – None
10. MEETING MINUTES – January 22, 2015, May 21, 2015
11. APPLICATION DELIBERATIONS/DETERMINATIONS
 - **SEP-2015-01, File # 1551A: 5 Victoria Drive**
Site improvements and change of use to permit indoor/outdoor recreation facility, Victoria Drive Associates, LLC
 - **SEP-2015-04, File #1555A: 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, File #1556A: 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-2015-08, File 1559A: 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.
- **SEP-2015-06, File #1557A: 801 Main Street (Stepney Firehouse No. 2)**
Removal of abandoned underground heating oil storage tank & restore site conditions, T.O.M.
- **SEP-2015-07, File #1558A: 285 Cutlers Farm Road (Wolfe Park)**
Closure of underground heating oil storage tanks & interior installation of two above ground heating oil storage tanks, T.O.M.
- Other items from this agenda as determined by the Commission

OTHER BUSINESS

12. REGULATIONS REVIEW/AMENDMENT WORKSESSION

13. CORRESPONDENCE/OTHER RECEIVED – None

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:

- **SEP-2015-09, File 1560A: 204 Stanley Road**
Site improvements and repairs, YMCA
- **SEP-2015-10, File 1561A: 345 Fan Hill Road (Fawn Hollow School)**
Drainage improvements, Town of Monroe Board of Education
- **SEP-2015-11, File 1562A: 285 Cutlers Farm Road (Wolfe Park)**
Ball fields construction, Town of Monroe Parks and Recreation

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.*