



Special Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
July 30, 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-2015-10, 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
 - **SEP-2015-09, File 1560A: 204 Stanley Road**
Site improvements and repairs, YMCA
6. REGULATION AMENDMENT
 - **RAA-2015-01, File #972E:** Proposed amendments to the Zoning Regulations Section 3.5 Elderly Residence District, Beaver Brook, LLC (*reconvened from 6/18/15*)

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN
 - **SDP-2015-03, File 115: 227 Monroe Turnpike (Adam B. Miller, Legacy Investments, LLC)**
Roof alteration covering an existing walkway

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS - None
9. BOND RELEASES OR REDUCTIONS - None
10. MEETING MINUTES –June 18, 2015 and July 9, 2015
11. APPLICATION DELIBERATIONS/DETERMINATIONS
 - **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
 - **SEP-2015-03, File #1554A: 288 Monroe Turnpike**
Construct daycare center and site improvements, Gary Brown
 - 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-2015-14, File 1565A: 27 Main Street**
Ten Lane Indoor Shooting Range and Store, SS Academy
- **SEP-2015-15, File 1566A: 500 Pepper Street**
Construction of manufacturing building, Carrubba, Inc.
- **SEP-2015-16, File 1567A: 482-484 Pepper Street**
Use Change: CrossFit
- **SDP-2015-04, File 116: 448 Pepper Street**
Office Building Expansion and off-street parking

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.*