



# Meeting Agenda

PLANNING and ZONING COMMISSION  
MONROE, CONNECTICUT  
August 6, 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. SPECIAL EXCEPTION PERMIT - None

## SITE PLAN REVIEW

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6. SITE DEVELOPMENT PLAN - None

## DELIBERATIONS and DETERMINATIONS

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7. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS –
  - SUB-2014-02-A1, File 1254C: 65 Hammertown Road, Amendment to original approval for installation of fire dry hydrant
  - SUB-2014-02, File 1254C: 65 Hammertown Road – 90 day time extension to meet conditions of approval
8. BOND RELEASES OR REDUCTIONS - None
9. MEETING MINUTES –July 30, 2015
10. APPLICATION DELIBERATIONS/DETERMINATIONS
  - SEP-2015-10, File 1561A: 345 Fan Hill Road (Fawn Hollow School) Drainage improvements, Town of Monroe Board of Education
  - SEP-2015-09, File 1560A: 204 Stanley Road Site improvements and repairs, YMCA
  - 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 – None

### 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-2015-11, File 1562A: 285 Cutlers Farm Road (Wolfe Park)**  
Ball fields construction, Town of Monroe Parks and Recreation
- **RAA-2015-01, File #972E:** Proposed amendments to the Zoning Regulations Section 3.5  
Elderly Residence District, Beaver Brook, LLC
- **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, Really Good Stuff

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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.*