



Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
September 17, 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-2015-11, File 1562A: 285 Cutlers Farm Road (Wolfe Park)**
Ball fields construction, Town of Monroe Parks and Recreation (*reconvened from 7/30/15*)
 - **SEP-2015-16, File 1567A: 482-484 Pepper Street**, Use Change: CrossFit/Kids On The Moon (*reconvened from 9/3/15*)

SITE PLAN REVIEW

6. SITE DEVELOPMENT PLAN - None

DELIBERATIONS and DETERMINATIONS

7. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS –
 - **SEP-2015-01, File 1551A: 5 Victoria Drive** – Request for (90) ninety day extension to meet conditions of approval
 - **SEP-2014-13, File # 1549A: 462, 464, 466, 470 Main Street** – Request for (90) ninety day extension to meet conditions of approval
8. BOND RELEASES OR REDUCTIONS - None
9. MEETING MINUTES – August 20, 2015 and September 3, 2015
10. APPLICATION DELIBERATIONS/DETERMINATIONS
 - **RAA-2015-01, File #972E:** Proposed amendments to the Zoning Regulations Section 3.5 Elderly Residence District, Beaver Brook, LLC
 - **SDP-2015-04, File 116: 448 Pepper Street**, Office expansion and off-street parking, Really Good Stuff
 - Other items from this agenda as determined by the Commission

OTHER BUSINESS

11. REGULATIONS REVIEW/AMENDMENT WORKSESSION

- RAA-2015-02, File #973E: DRAFT General Text Amendments

12. CORRESPONDENCE/OTHER RECEIVED - None

13. COMMISSION REPORTS

- Chairman's Report
- Commissioner's Reports
- Land Use Staff Reports
 - Barn Hill Road reconstruction (Scenic Road)
 - Garder Road culvert replacement (Scenic Road)

14. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- SDP-2015-05, File #117: 440 Main Street, Building addition and handicap access, Thai Berry Kitchen
- 5-07-S-A1, File #1457A: 241 Roosevelt Drive, SEP Amendment to add a generator
- SEP-2015-17, File #1568: 455 Main Street & 10 Hattertown Road, Proposed convenience store and gas station with canopy, Cumberland Farms

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.*