Amended Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
November 19, 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**

PUBLIC HEARINGS

6. **SPECIAL EXCEPTION PERMIT** –

- **SEP-2015-18, File # 1569A:** 1014 Monroe Turnpike, Benedict Field Lighting (Masuk), Board of Education

SITE PLAN REVIEW

7. **SITE DEVELOPMENT PLAN** –

- **SDP-2015-05, File #117:** **440 Main Street,** Building addition and handicap access, Thai Berry Kitchen *(to reconvene on 11/19/15)*

DELIBERATIONS and DETERMINATIONS

8. **PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS** –

- **18-06-S, File# 1449A** –207 Spring Hill Road, Request extension of 1 year to complete work in connection with Special Exception approval conditions and resolve wetland issues.

9. **BOND RELEASES OR REDUCTIONS** –

- **EPF-2014-01, File# 100** –298 Spring Hill Road, Request for release of Bond

10. **MEETING MINUTES** –October 15, 2015

11. **APPLICATION DELIBERATIONS/DETERMINATIONS**

- Other items from this agenda as determined by the Commission
- **RAA-2015-02 File #973E -** DRAFT General Text Amendments
- **SEP-2015-17, File #1568:** **455 Main Street & 10 Hattertown Road,** Proposed Convenience store and Gas station with canopy, Cumberland Farms *(reconvened from 10/15/15)*

OTHER BUSINESS

12. REGULATIONS REVIEW/AMENDMENT WORKSESSION

13. CORRESPONDENCE/OTHER RECEIVED –

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:

- **RAA-2015-03, File 974E**: Zoning Regulation Text Amendment to §2.2.1, 4.3.6, 8.2.3, Solli Engineering LLC
- **RAA-2015-04, File 975E:** Zoning Regulation Text Amendment to §4.3.6, 8.2.3 I-2 District, Solli Engineering LLC
- **EFP-2015-01, File 101:** 36 Main Street, Filling of property, Solli Engineering LLC

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.*