Meeting Agenda

PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
November 5, 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

5. **RAA-2015-02 File #973E -** DRAFT General Text Amendments
6. **SPECIAL EXCEPTION PERMIT** –
   - **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)*

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** –
9. **BOND RELEASES OR REDUCTIONS** - None
10. **MEETING MINUTES –**October 1, 2015
11. **APPLICATION DELIBERATIONS/DETERMINATIONS**
    - Other items from this agenda as determined by the Commission

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:

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

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.*