



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
January 7, 2016 ~ 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**
 - 1014 Monroe Turnpike - Masuk High School Turf Field Lights – Height Standards

PUBLIC HEARINGS

5. **REGULATION AMENDMENT**
 - **RAA-2015-03, File #974E:** Zoning Regulations Text Amendment Petition to add as a principal use subject to a Special Exception Permit “Construction Yard” in an Industrial District 2 and to establish/amend Definitions and Special Exception Permit supplemental standards relating thereto. Petitioner: Solli Engineering, LLC
 - **RAA-2015-04, File 975E:** Zoning Regulations Text Amendment Petition to add as a principal use subject to a Special Exception Permit “Automobile Service Station” in an Industrial District 2 and to establish/amend Definitions and Special Exception Permit supplemental standards relating thereto. Amendments also affect automobile related uses of the Business District 2. Petitioner: Solli Engineering, LLC.
6. **EXCAVATION AND FILLING**
 - **EFP-2015-01, File 101:** 36 Main Street, Excavation / Filling Permit, 10 Main Street LLC.

SITE PLAN REVIEW

7. **SITE DEVELOPMENT PLAN – NONE**

DELIBERATIONS and DETERMINATIONS

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

PERMIT AMENDMENTS / MODIFICATION

- **SEP-201501-A1, File# 1551A:** 5 Victoria Drive, Victoria Drive Associates, LLC – Request to modify previous Approval. Request to remove the 330 square foot building expansion to accommodate one tenant, in lieu of the previously approved two tenants.
9. **BOND RELEASES OR REDUCTIONS**
 - **14-04-S, File# 1414A:** 127 Main Street, Pond View LLC; Request for bond reduction

10. MEETING MINUTES

- December 17, 2015

11. APPLICATION DELIBERATIONS/DETERMINATIONS

- items from this agenda as determined by the Commission

OTHER BUSINESS

12. REGULATIONS REVIEW/AMENDMENT WORKSESSION – NONE

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-2014-01-A1, File 1536A** – 1428 Monroe Turnpike, Stone Castle Amendment Modification
- **ZCA-2015-02, File# 1005D** – 205 Monroe Turnpike, Zone Change request from LOR District to B-2 District
- **SUB-2015-02, File# 1257C** – 64 Cambridge Drive, Resubdivision Section 4 in Pepper Street Business Park

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.*

All meetings are recorded and kept on file in the Land Use Office