



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
January 21, 2016 ~ 7:00 P.M.
TOWN COUNCIL CHAMBERS

OPENING of MEETING

Note: Meetings are Video and Audio Recorded

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. 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 (*reconvened from 1/7/2016*)

- **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. (*reconvened from 1/7/2016*)

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS

PERMIT AMENDMENTS / MODIFICATION

- **SEP-2015-01-A1, File# 1551A:** 5 Victoria Drive, Victoria Drive Associates, LLC – Amendment modifications affecting a change in number of tenants from two to one; elimination of the previously approved 330 square foot building expansion; and associated reduction in required off-street parking.
- **SEP-2015-17-A1, File# 1568A:** 455 Main Street, Cumberland Farms – Amendment modifications affecting the northerly site driveway based on review by CT DOT.
- **SEP-2014-01-A1, File 1536A** – 1428 Monroe Turnpike, Stone Castle – Amendment modifications affecting off-street parking and building architecture.

9. EXCAVATION AND FILLING

- **FFP-2015-01, File 101:** 36 Main Street, Excavation / Filling Permit, 10 Main Street LLC.

9. BOND RELEASES OR REDUCTIONS

10. MEETING MINUTES

- December 17, 2015
- January 7, 2016

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:

- **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
- **SEP-2016-01, File# 1570A** – 35 Cambridge Drive, Mondial proposed automotive parts manufacturer and warehouse use.

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