



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
February 18, 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 “Construction Yard” in an Industrial District 2. Petitioner: Solli Engineering, LLC (*reconvened from 1/21/2016*).

6. ZONE BOUNDARY CHANGE

- **ZCA-2015-02, File #1005D – 205 Monroe Turnpike (Assessor Map 6, Lot 10)**
Zone Boundary Change of 8.8 acres Limited Office Retail (LOR) to Business District 2 (B-2).

7. RESUBDIVISION

- **SUB-2015-02, File #1257C - 64 Cambridge Drive (Assessor Map 94, Lot 15)**
Resubdivision, including a portion of dedicated but not yet accepted public street right-of-way.

SITE PLAN REVIEW

8. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

9. PERMIT AMENDMENTS / MODIFICATIONS

- **SEP-2015-17-A2, File #1568A:** 455 Main Street – Amendment Modification to add a front door vestibule and relocation of ADA access ramp and parking spaces.

10. EXTENSIONS

- **SEP-2015-01-15, File# 1566A:** 500 Pepper Street, Carrubba, Inc. – Request 90 day extension to meet Conditions of Approval.
- **13-12-SEP, File# 1532A:** 2 Victoria Drive – Request 90 day extension to meet Conditions of Approval.
- **1-07-S, File #1453A:** 74 Enterprise Drive – Request a 5 year extension per CGS. § 8-3(i).

11. BOND RELEASES OR REDUCTIONS

- **SUB-06-5, File #1234D:** 1380 Monroe Turnpike/Birdseye Road – Stoffan.

12. MEETING MINUTES

- January 21, 2016

13. APPLICATION DELIBERATIONS/DETERMINATIONS

- Items from this agenda as determined by the Commission

OTHER BUSINESS

14. REGULATIONS REVIEW/AMENDMENT WORKSESSION – NONE

15. CORRESPONDENCE/OTHER RECEIVED – NONE

16. COMMISSION REPORTS

- Chairman's Report
- Commissioner's Reports
- Land Use Staff Reports

17. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- **SEP-2016-01, File #1570A** – 35 Cambridge Drive, Mondial automotive parts manufacturer and warehouse use.
- **SEP-2016-02, File #1571A** – 34 Enterprise Drive, All Star Transportation school bus parking facility.
- **SEP-2016-03, File #1572A** – 585 Fan Hill Road, Cross Hill Service Station automobile service shop.
- **RAA-2016-01, File #975E** – Zoning Text Amendments – School Stadium Lights.
- **SEP-2016-04, File #1573A** – Masuk High School, new turf field and stadium lights.
- **SEP-2016-05, File #1574A** – 178 Main Street, expansion of existing retail car wash.

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