



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
April 7, 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** –
 - Guerra Construction Company, Ryegate Terrace & Monroe Turnpike, Route 111 Bridge Replacement Construction Staging
 - Nicholas Santarsiero, 572 Main Street – Existing B-1 District

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 3/17/16*).
- **RAA-2016-01, File #976E:**
Zoning Text Amendment Petition “School Stadium Lighting” to add new definitions to §2.2.1 and to amend and add new supplemental standards to §6.2.2 relating to lighting in general and school stadium lighting specifically. Petitioner: Town of Monroe Public Schools.

6. SPECIAL EXCEPTION PERMIT

- **SEP-2016-04, File #1573A – 1014 Monroe Turnpike, Monroe Tax Assessor Map 109, Lot #28**
Masuk High School – Conversion of existing field from natural grass to a synthetic turf surface, and other track improvements and replacement of existing field lights (60 to 80 feet) per the separately proposed text amendment application (RAA-2016-01. The property consists of 42.6 acres and is located within a Residential & Farming District (RF-2). Owner: Town of Monroe.
- **SEP-2016-02, File #1571A – 34 Enterprise Drive, Monroe Tax Assessor Map 104, Lot #002/10**
School Bus Parking Facility (Phase 1: 45 bus spaces; 49 standard spaces; 2,000 sf office building, as well as gasoline fuel storage and dispenser facilities; and Phase 2: 24 standard spaces and separate 4,000 sf office building). The property consists of 12.64 acres and is located within an Industrial District 2. All Star Transportation (applicant); Owner: Fox Group LLC.
- **SEP-2016-03, File #1572A – 585 Fan Hill Road, Monroe Tax Assessor Map 122, Lot 1**
Change of use from industrial manufacturing and warehouse use to automobile service shop and warehouse use (Phase 1: two service bays; and Phase 2: two additional services bays and related parking and site improvements). The property consists of approximately 1.47 acres within an Industrial district (I-2). Leon Ambrose (Cross Hill Service) (applicant); Property Owner: P & M Realty, Inc. (*reconvened from 3/17/16*).

SITE PLAN REVIEW

7. **SITE DEVELOPMENT PLAN** – None

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS – None

9. EXTENSIONS – None

10. BOND RELEASES OR REDUCTIONS - None

11. MEETING MINUTES

- March 17, 2016

12. APPLICATION DELIBERATIONS/DETERMINATIONS

- SEP-2016-01, File #1570A – 35 Cambridge Drive, Monroe Tax Assessor Map 94, Lot 15-11
- Items from this agenda as determined by the Commission

OTHER BUSINESS

13. REGULATIONS REVIEW/AMENDMENT WORKSESSION – None

14. CORRESPONDENCE/OTHER RECEIVED – None

15. COMMISSION REPORTS

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

16. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- SEP-2016-05, File #1574A – 178 Main Street, expansion of existing retail car wash.
- SUB-2016-01, File #1278C – 716 Wheeler Road, two-lot resubdivision.
- RAA-2016-03, File #978E – Zoning Text Amendment – Used Car Sales State Licensing

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