



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
April 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** –
 - Solli Engineering, LLC - 205 Monroe Turnpike, Regulations Amendment to accommodate sale of gasoline in LOR District
 - Solli Engineering, LLC - 754 Main Street, Zone change to accommodate potential purchaser for retail and light manufacturing

PUBLIC HEARINGS

5. ZONING REGULATIONS TEXT AMENDMENTS

- **RAA-2016-03, File #978E – Used Car Sales State Licensing**
Proposed Zoning Text Amendment affecting §8.2.3(F)(8)(c) and (d) to allow the approval of a Certificate of Location for a Used Car Dealer license on a limited basis with Automobile Service and/or Body Shops.

6. SPECIAL EXCEPTION PERMIT

- **SEP-2016-03, File #1572A – 1014 Monroe Turnpike, Monroe Tax Assessor Map 109, Lot #28**
Masuk High School / Town of Monroe Public Schools (applicant- Town of Monroe owner) proposed conversion of existing stadium field from natural grass to a synthetic turf surface in addition to making other track related improvements, including replacement of existing stadium lighting (from 60 feet to 80 feet high. *(Reconvened from 4/07/2016)*)
- **SEP-2016-02, File #1571A – 34 Enterprise Drive, Monroe Tax Assessor Map 104, Lot #002/10**
All Star Transportation (applicant) proposed construction and use of a School Bus Parking Facility to be built in two phases. The property consists of 12.64 acres and is located within an Industrial District 2. Owner: Fox Group LLC. *(Reconvened from 4/07/2016 and to be carried over to the 5/05/2016 meeting)*
- **SEP-2016-05, File #1574A – 178 Main Street, Monroe Tax Assessor Map 19, Lot 2**
John Lilly – Sound View Capital Partners LLC (applicant/owner) proposed expansion of an existing retail drive-through car wash facility for property consisting of approximately 1.0 acre within a Business District 1 (B-1).

SITE PLAN REVIEW

7. **SITE DEVELOPMENT PLAN – NONE**

DELIBERATIONS and DETERMINATIONS

8. **PERMIT AMENDMENTS / MODIFICATIONS – None**

9. EXTENSIONS

- 5-07-S-A1, File # 1457A - 241 Roosevelt Drive – Request for a 90 day extension
- SEP-2015-16, File #1567A - 482-484 Pepper Street – Request for a 90 day extension
- SEP-2014-13, File #1549A - 462, 464, 466, & 470 Main Street – Request for 90 day extension

10. BOND RELEASES OR REDUCTIONS

- Patriot Estates Main Street – 03-5, File #1206C – Request for Final Release of Bond

11. MEETING MINUTES

- March 17, 2016
- April 7, 2016

12. APPLICATION DELIBERATIONS/DETERMINATIONS

- **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. Petitioner: Town of Monroe Public Schools.
- **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. Leon Ambrosey (Cross Hill Service) (applicant); Property Owner: P & M Realty, Inc.
- 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:

- **SUB-2016-01, File #1278C** – 716 Wheeler Road, two lot subdivision.

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