



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
June 2, 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 –
 - John Kimball, 1430 Monroe Turnpike – Plan for re-use of former Convent building as multi-unit residential development with adjacent single family conservation cluster housing.
 - Kevin Solli – Sign Regulations

PUBLIC HEARINGS

5. SPECIAL EXCEPTION PERMIT
 - 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). *(Reconvened from 5/19/2016)*
6. SUBDIVISION & RESUBDIVISION
 - SUB-2016-01, File #1258C – 716 Wheeler Road, Monroe Tax Assessor Map 117, Lot 14
Application of Gary Howden (applicant/owner) for a two (2) lot residential Resubdivision. The property consists of approximately 4.1 acres located within a Residential and Farming District 2 (RF-2).

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS –
 - 13-8-SEP, File #1572A – 1430 Monroe Turnpike – Request for modification of December 5, 2013 SEP Condition of Approval F.4 requiring demolition of former convent building within six (6) months of Certificate of Occupancy.
9. EXTENSIONS
 - SEP-2015-15, File #1566A – 500 Pepper Street (Carrubba, Inc.) – Request for a 90 day extension.
 - SUB-2015-02, File #1257C – 64 Cambridge Drive – Request for a 90 day extension.

10. BOND RELEASES OR REDUCTIONS - NONE

11. MEETING MINUTES

- May 19, 2016

12. APPLICATION DELIBERATIONS/DETERMINATIONS

- **01-5A, File #1194C (Birdseye Estates Subdivision)** – Subdivision Road Bond Determination
- 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:

- **ZCA-2016-01, File #1006D** – 754 Main Street, Zone Change from RF-1 to I-2
- **RAA-2016-04, File #979E** – Add Gasoline Station to LOR District Principal Permitted Uses
- **ZCA-2016-02, File #1007D** – 71 Webb Circle, Zone Change from MFR to RF-3
- **SEP-2015-15-A1, File #1566A** – 500 Pepper Street, Carrubba, Revised Plan
- **SEP-2016-06, File #1576A** – 232, 234 & 236 Main Street, Sippin

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