



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
June 16, 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 – None

PUBLIC HEARINGS

5. 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

6. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

7. PERMIT AMENDMENTS / MODIFICATIONS – None
8. EXTENSIONS - None
9. BOND RELEASES OR REDUCTIONS – None
10. MEETING MINUTES
 - June 2, 2016
11. APPLICATION DELIBERATIONS/DETERMINATIONS

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).
- 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-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
- SUB-2016-02, File #1259C – 36 Timothy Hill Road – 5 lot subdivision
- SEP-2016-14-A1, File # 1550A – 50 Cambridge Drive – Amendment Exterior Glycol Tank

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