



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
July 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 – 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).
(Reconvened from 6/16/2016)

6. ZONE BOUNDARY CHANGE

- **ZCA-2016-01, File #1006D – 754 Main Street (Assessor Map 93, Lot 51)**
Petition Application of Stone Farm LLC (applicant) for a Zone Boundary Change of approximately 22.59 acres presently classified Residential and Farming District 1 (RF-1) to Industrial District 1 (I-102). Seven Fifty Four Main Street LLC (Owner). *(Opening Moved to 7/21/16)*

7. ZONING REGULATION TEXT AMENDMENTS

- **RAA-2016-04, File #979E– Add Gasoline Stations Use – Limited Office Retail (LOR) District**
Proposed Zoning Text Amendment to §5.1.4 to add “Gasoline Stations” as a permitted principal use, subject to a Special Exception Permit in a Limited Office Retail (LOR) District. The text amendment also includes a revision to §8.2.3 that proposes a 350-foot setback for related fuel pumps, canopies over fuel pumps and fuel storage tanks from a Residential District, as well as prohibition of canopies within a front yard setback. Petitioner: Solli Engineering, LLC.

8. SPECIAL EXCEPTION PERMITS

- **SEP-2015-15-A1, File #1566A – 500 Pepper Street, Monroe Tax Assessor Map 94, Lot 15**
Permit Approval Amendment Modification application from Duane Carrubba – Maybrook Properties, LLC (owner/applicant) seeking changes to recently approved SEP-2015-15 consisting of reductions in the building footprint, gross floor area, and total amount of impervious surfaces; substituting an underground stormwater detention system with a surface stormwater detention system; and related changes to parking, loading and landscaping improvements. The property consists of approximately 7.16 acres located within an Industrial District 2 (I-2).

SITE PLAN REVIEW

9. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

10. PERMIT AMENDMENTS / MODIFICATIONS – None

11. EXTENSIONS - None

12. BOND RELEASES OR REDUCTIONS – None

13. MEETING MINUTES

- June 2, 2016
- June 16, 2016

14. APPLICATION DELIBERATIONS/DETERMINATIONS

SPECIAL EXCEPTION PERMIT

- **SEP-2016-05, File #1574A – 178 Main Street, Monroe Tax Assessor Map 19, Lot 2**
Sound View Capital Partners LLC (applicant/owner) expansion of existing retail car wash facility.
- Items from this agenda as determined by the Commission

OTHER BUSINESS

15. REGULATIONS REVIEW/AMENDMENT WORKSESSION - NONE

16. CORRESPONDENCE/OTHER RECEIVED – NONE

17. COMMISSION REPORTS

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

18. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- **ZCA-2016-02, File #1007D** – 71 Webb Circle, Zone Change from MFR to RF-3 – *On Hold*
- **SEP-2016-06, File #1576A** – 232, 234 & 236 Main Street – Changes in use and solar panels - *Public Hearing 07/21/16*
- **SUB-2016-02, File #1259C** – 36 Timothy Hill Road – 5 lot subdivision - *Public Hearing 08/04/16*
- **SDP-2016-03, File #119** – 342 Monroe Turnpike – Convert residence to a dentist office - *Meeting 08/04/16*
- **ZCA-2016-03, File #1008D** – 146 Cutlers Farm Road & 269, 287 Purdy Hill Road, Zone Change RF-1 to ARR – *Public Hearing 08/18/16*
- **10-06-S-A1, File 1441A** – 230 Roosevelt Drive – Amendment to existing restaurant use to add beer/wine service - *Meeting 07/21/16*

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