



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
July 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 – None

PUBLIC HEARINGS

5. 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-1). Seven Fifty Four Main Street LLC (Owner).
6. 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). *(To be carried over to 8/04/16)*
 - **SEP-2016-16, File #1576A – 232, 234 & 236 Main Street, Monroe Tax Assessor Map 18, Lot 42**
Application of 234 Main Street, LLC – Bernard Sippin (applicant/owner) proposing changes in use of existing buildings, associated site and parking related improvements, connection to public water supply, installation of roof-mounted solar panels, lot line revision with abutting 200 Main Street property, site restoration activities and establishment of a Conservation Easement over a portion of the rear of the property. This property consists of approximately 5.22 acres.

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

8. PERMIT AMENDMENTS / MODIFICATIONS
 - **10-06-S-A1, File #1441A** – 230 Roosevelt Drive – Amend existing restaurant use to add beer/wine service
9. EXTENSIONS
 - **5-07-S-A1, File #1457A** – 241 Roosevelt Drive – Generator – Request for a 90 day extension
 - **SEP-2014-13, File #1549A** – 462, 464, 466 & 470 Main Street – SEP Approval – Request for a 90 day extension
 - **13-12-S, File #1532A** – 10 (formerly 2) Victoria Drive – SEP Approval – Request a 90 day extension

10. BOND RELEASES OR REDUCTIONS – None

11. MEETING MINUTES

- July 7, 2016

12. APPLICATION DELIBERATIONS/DETERMINATIONS

- **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).
- **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.
- **Other 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-2016-02, File #1007D** – 71 Webb Circle, Zone Change from MFR to RF-3 – *On Hold*
- **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*
- **SEP-2016-07, File #1577A** – 754 Main Street – Stone Farm, LLC - *Public Hearing 09/01/16*

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