



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
August 4, 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). (*Reconvened from 7/21/16*)

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).

- **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. (*Carried over to 8/18/16*)

7. SUBDIVISION/RESUBDIVISION

- **SUB-2016-02, File #1259C – 36 Timothy Hill Road – Monroe Tax Assessor Map 114, Lot 6**

Application of New England Materials, LLC (owner/applicant) for a five (5) lot industrial non-residential Resubdivision. Portions of the subject property are disturbed but generally the site is underdeveloped and consists of forested woodlands and wetlands and several intermittent woodland (vernal) pools. The Resubdivision proposes five (5) new Industrial Lots and the construction and conveyance of a new public road to the Town of Monroe providing a through connection to Fan Hill Road. The property is approximately 44.14 acres within an Industrial District 2 (I-2).

SITE PLAN REVIEW

8. SITE DEVELOPMENT PLAN

- **SDP-2016-03, File #119** – 342 Monroe Turnpike – Convert residence to a dentist office

DELIBERATIONS and DETERMINATIONS

9. PERMIT AMENDMENTS / MODIFICATIONS

- SEP-2016-08, File #1578A – 1014 Monroe Turnpike – Masuk High School – Modification to Parking Lot

10. EXTENSIONS – NONE

11. BOND RELEASES OR REDUCTIONS – NONE

12. MEETING MINUTES

- July 21, 2016

13. APPLICATION DELIBERATIONS/DETERMINATIONS

- Other Items from this Agenda – as determined by the Commission

OTHER BUSINESS

14. REGULATIONS REVIEW/AMENDMENT WORKSESSION

- Facade and free standing (street) signs

15. CORRESPONDENCE/OTHER RECEIVED – NONE

16. COMMISSION REPORTS

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

17. 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*
- 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