



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
August 18, 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. SPECIAL EXCEPTION PERMITS
 - **SEP-2016-06, 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. *(Reconvened from 8/04/16)*
6. **ZONE BOUNDARY CHANGE**
 - **ZCA-2016-03, File #1008D - 146 Cutlers Farm Road (Assessor Map 21, Lot 19B)
269 Purdy Hill Road (Assessor Map 21, Lot 18)
287 Purdy Hill Road (Assessor Map 21, Lot 19A)**
Petition Application of Beaver Brook, LLC (applicant) for a Zone Boundary Change of three lots with a combined area of approximately 10.204 acres from Residential and Farming District 1 (RF-1) to Age Restricted Residence (ARR) District. Kenneth Twombly (Owner).
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). *(Reconvened from 8/04/16)*

SITE PLAN REVIEW

8. **SITE DEVELOPMENT PLAN**
 - **SDP-2016-03, File #119 – 342 Monroe Turnpike – Convert residence to a dentist office**
(Carried over to 9/15/16)

DELIBERATIONS and DETERMINATIONS

9. **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).

10. 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).

11. PERMIT AMENDMENTS / MODIFICATIONS – NONE

12. EXTENSIONS

- **SUB-2015-02, File #1257C, 64 Cambridge Drive** – Request for 90 day time extension
- **423 (DEV) – 82 Cottage Street/42 Sandbar Road** – Request for a 5 year time extension

13. BOND RELEASES OR REDUCTIONS

- **SEP-2014-11, File #1547A, 51 Shelton Road** – Request for bond to be released

14. MEETING MINUTES

- July 21, 2016

15. APPLICATION DELIBERATIONS/DETERMINATIONS

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

OTHER BUSINESS

16. REGULATIONS REVIEW/AMENDMENT WORKSESSION – NONE

17. CORRESPONDENCE/OTHER RECEIVED – NONE

18. COMMISSION REPORTS

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

19. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- **SEP-2016-07, File #1577A** – 754 Main Street – Stone Farm, LLC - *Public Hearing 09/01/16*
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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