



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
October 6, 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-2016-07, File #1577A – 754 Main Street**
Special Exception Permit Application from Stone Farm LLC, Steve Singlak (applicant) proposing a change of use of an existing 20,648 square foot former church building into an industrial manufacturer, office and warehouse facility on property consisting of approximately 22.59 acres presently classified Residential and Farming District 1 (RF-1) with separate application to reclassify as Industrial District 1 (I-1). Seven Fifty Four Main Street LLC (Owner) (*Reconvened from 9/15/16*)

SITE PLAN REVIEW

6. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

7. SEP APPROVAL PLAN MODIFICATION
 - **SEP-2014-13-A1, File #1549A – 462, 464, 466 & 470 Main Street**
Amendment Modifications: Revise driveway restricting right turn only, relocation of septic system, add underground propane tanks and eliminate neighbor easements
 - **SEP-2014-14-A2, File #1550A – 50 Cambridge Drive**
Axel Plastics, Amendment Modifications: Concrete sidewalk to replace planting strip in rear parking area and relocation of inkberry plants.
8. SITE DEVELOPMENT PLAN
 - **SDP-2016-03, File #119 – 342 Monroe Turnpike**
Site Development Plan application from Jose Madera to convert former residence to a dental office.
9. EXTENSIONS
 - **SEP-2015-01-A1, File #1551A – 5 Victoria Drive** – Request for 180 day extension (*continued from 9/15/16*)
 - **SEP-2016-03 & SEP-2016-03-A1, File #1572A – 585 & 591 Fan Hill Road** – Request for 90 day extension
 - **SEP-2016-13, File #1549A – 462, 464, 466 & 470 Main Street** – Request for 90 Day Extension
10. BOND RELEASES OR REDUCTIONS – NONE

11. MEETING MINUTES

- September 15, 2016

12. APPLICATION DELIBERATIONS/DETERMINATIONS

- **ZCA-2016-03, File #1008D – 146 Cutlers Farm Road**
Zone Boundary Change RF-1 to ARR
- **Selected 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:

- **SEP-20169-09, File #1579A** – 114 Main Street - Green Knolls (*Public Hearing 11/17/16*)
- **SDP-2012-01A, File #099** – 482-484 Pepper Street- Bond Release Request

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