



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
SPECIAL MEETING – October 27, 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. NONE

SITE PLAN REVIEW

6. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

7. SEP APPROVAL PLAN MODIFICATION
 - **11-11 SEP-A3, File #1503** – 585 Main Street – Amendment Modification to eliminate the installation of trap hoods within site catch basins.
8. ZONE BOUNDARY CHANGE
 - **ZCA-2016-03, File #1008D – 146 Cutlers Farm Road (Assessor Map 21, Lot 19B)**
Also 269 Purdy Hill Road (Assessor Map 21, Lot 18) and 287 Purdy Hill Road (Assessor Map 21, Lot 19A)
Petition Application of Beaver Brook, LLC (applicant) for a Zone Boundary Change of approximately 10.204 acres from Residential and Farming District 1 (RF-1) to Age Restricted Residence (ARR) District. Kenneth Twombly (Owner). - ***Draft Approval Resolution***
9. SPECIAL EXCEPTION PERMITS
 - **SEP-2016-07, File #1577A – 754 Main Street (Assessor Map 93, Lot 51)**
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 within an Industrial District 1 (I-1). Seven Fifty Four Main Street LLC (Owner). - ***Draft Approval Resolution***
10. EXTENSIONS
 - **SUB-2016-01, File #1258C** – 716 Wheeler Road – Request for 90 day extension
11. BOND RELEASES OR REDUCTIONS
 - **SEP-2015-03, File #1554A** – 288 Monroe Turnpike, The Goddard School – Bond Release Request
 - **SEP-2014-02, File #1537A** – 431 Monroe Turnpike, Bill's Dive-In – Bond Release Request
 - **SDP-2012-01A, File #099** – 482-484 Pepper Street – Bond Release Request

12. MEETING MINUTES

- September 15, 2016
- October 6, 2016

13. APPLICATION DELIBERATIONS/DETERMINATIONS

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

OTHER BUSINESS

14. REGULATIONS REVIEW/AMENDMENT WORKSESSION

- Discussion with Staff regarding the procedure of Regulation Text Amendment Petitions by Applicants

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:

- SEP-2016-09, File #1579A – 114 Main Street - Green Knolls (*Public Hearing 11/17/16*)
- RAA-2016-05, File #980E – Zoning Text Amendment §8.2.1(l) - Mixed Use Landmark Property (*Public Hearing 12/01/16*)
- RAA-2016-06, File #981E – Zoning Text Amendment §6.3. Signs (*Public Hearing 12/01/16*)
- SEP-2016-10, File #1580A – 387 Main Street – Stepney Suites Hotel (*Public Hearing 12/01/16*)
- RAA-2016-07, File #982E– Zoning Text Amendment §6.3. Signs - Petitioner: Solli Engineering (*Public Hearing 12/15/16*)

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