



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
November 17, 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-2016-09, File #1579A – 114 Main Street (Assessor Map 12, Lot 16B)**
Special Exception Permit Application from Duane R. Noll (applicant/owner) for site modifications and alterations to an existing industrial/commercial landscape contractor building/business on property consisting of approximately 1.698 acres within an Industrial District 1 (I-1). Owner: Duane R. Noll.

SITE PLAN REVIEW

6. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

7. EXTENSIONS – NONE
8. BOND RELEASES OR REDUCTIONS – NONE
9. MEETING MINUTES
 - October 27, 2016
10. APPLICATION DELIBERATIONS/DETERMINATIONS
 - **Selected Items from this Agenda** – as determined by the Commission

OTHER BUSINESS

11. REGULATIONS REVIEW/AMENDMENT WORKSESSION – NONE
12. CORRESPONDENCE/OTHER RECEIVED
 - Discussion of Use of Chalk Hill
13. COMMISSION REPORTS
 - Chairman's Report
 - Commissioner's Reports
 - Land Use Staff Reports
14. MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PENDING APPLICATIONS:

- **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