



Meeting Agenda
PLANNING and ZONING COMMISSION
MONROE, CONNECTICUT
December 15, 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
 - Laura Abbott – Discussion as to the feasibility of 8-10 seniors living in a single-family residence under an assisted living arrangement sharing costs of licensed health care givers.
 - Solli Engineering – Mixed Use Regulations, Zoning Text Amendment Apartments in a B-1 District.
 - Solli Engineering – Regulation Amendment, Sports Field Lighting - §6.2.2.

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.
(Reconvened from 12/1/16)
- **SEP-2016-10, File #1580A – 387 Main Street (Assessor Map 35, Lot 3)**
Special Exception Permit Application for a proposed 26-room 2-story (approximately 15,142 sf) extended stay hotel and related site improvements on property consisting of approximately 4.985 acres within a Business District 1 (B-1). Owner/Applicant: BNM Builders + Developers LLC / Bangalore N. Mahesh, Mgr Member. *(Carried from 12/01/16 and to be tabled to 1/19/17)*

6. ZONING REGULATION TEXT AMENDMENTS

- **RAA-2016-05, File #980E – Mixed Use Landmark Property Development**
Zoning Text Amendment Petition affecting §8.2.3(I), Mixed Use Landmark Property Development, revising the *Supplemental Standards*, affecting the use and regulation of a Landmark Property. Petitioner: Kimball Group LLC. *(Carried from 12/01/16 and to be tabled to 1/5/17)*
- **RAA-2016-07, File #982E – Signs – Freestanding Signs Letter Size and Wall Signs Size**
Zoning Text Amendment Petition from Solli Engineering affecting §6.3, Signs:
 - §6.3.2, Prohibited Signs
 - §6.3.4, Height, Location, and Number of Signs
 - §6.3.7, Permitted Total Freestanding Sign Area
 - §6.3.9, Specific Regulations Pertaining to Permitted Signs by Type

SITE PLAN REVIEW

7. SITE DEVELOPMENT PLAN – NONE

DELIBERATIONS and DETERMINATIONS

8. REGULATION ZONING TEXT AMENDMENTS

- **RAA-2016-06, File #981E – Signs – Freestanding Signs Letter Size and Wall Signs Size**
Commission proposed Zoning Text Amendments affecting §6.3, Signs regarding standards for minimum letter size of text and symbols on freestanding signs; and maximum sizes of wall signs.

9. SEP APPROVAL PLAN MODIFICATION

- **SEP-2016-07-A1, File 1577A** – 754 Main Street – Amendment Modification to phasing/loading dock/drainage

10. EXTENSIONS

- **SEP-2016-05, File #1574A** – 178 Main Street – Monroe Car Wash & Detail Center – Request for Extension

11. BOND RELEASES OR REDUCTIONS – NONE

12. MEETING MINUTES

- November 17, 2016
- December 1, 2016

13. APPLICATION DELIBERATIONS/DETERMINATIONS

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

OTHER BUSINESS

14. REGULATIONS REVIEW/AMENDMENT WORKSESSION – NONE

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:

- **SUB-2016-03, File #1260C** – Acorn Lane Subdivision – Proposed 4 single-family residential lots
- **ZCA-2016-04, File #1009D** – 1615 Monroe Turnpike – Proposed zone change from RF-3 to B-2
- **RAA-2016-08, File 983E** – Zoning Text Amendment §4.1.4D – Proposed increase in outdoor storage area in B-1 and B-2 Districts
- **11-11 SEP, File #1503A** – 585 Main Street – Request for bond release

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