

**PLANNING and ZONING COMMISSION
Monroe, Connecticut**

**MEETING MINUTES
January 21, 2016**

Meeting: Planning and Zoning Commission **Meeting was Video and Audio Recorded**
Regular Meeting – 7:00 p.m.
7 Fan Hill Road, Monroe, Connecticut

Present: Chairman Patrick O'Hara
Vice-Chairman Porter
Secretary Jeremy Hayden
Commissioner David Townson
Commissioner Leon Ambrosey
Commissioner Cathleen Lindstrom (alternate)
Commissioner Michael O'Reilly (alternate)
Commissioner Paul Lisi (alternate)

Absent: None

Also Present: William Agresta, *Planning and Zoning Administrator*
Scott Schatzlein, P.E. *Land Use Group Director, Town Engineer*
David McCollum, *Recording Secretary*

OPENING of MEETING

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman O'Hara called the meeting to order at 7:03 p.m., and invited those in attendance to join in the Pledge of Allegiance.

2. ROLL CALL AND SEATING OF ALTERNATES (if required)

Commissioners were seated on a roll call. Commissioner Lindstrom joined the meeting at 7:04 p.m.

3. GENERAL PUBLIC PARTICIPATION

None

4. GENERAL APPOINTMENTS

None

PUBLIC HEARINGS

5. ZONING PETITIONS / SPECIAL EXCEPTION PERMITS

RAA-2015-03, File #974E Zoning Regulations Text Amendment Petition to add as a principal use subject to a Special Exception Permit "Construction Yard" in an Industrial District 2 and to establish/amend Definitions and Special Exception Permit Supplemental Standards relating thereto. Petitioner: Solli Engineering, LLC (reconvened from 01/07/16)

Chairman O'Hara reconvened the hearing. Kevin Solli, CT licensed Professional Engineer, Solli Engineering of Monroe, Connecticut, introduced himself to the Commission on behalf of the Regulation Amendment Application, requesting that the public hearing be adjourned to permit time to work with staff to address the comments of the Commission as indicated at the previous meeting. He stated that he intended to propose a contractor's business as a Special Exception Permit use and provide the construction yard as an accessory use. He added that he would present his proposal at the next Commission meeting on February 4, 2016 and provide any needed time extensions on behalf of the applicant which may be needed to continue the public hearing past the Commission's statutory 35 days.

Polling the Commission and hearing no objections, Chairman O'Hara adjourned the public hearing to the February 4, 2016 meeting per the request of the applicant.

RAA-2015-04, File #975E Zoning Regulations Text Amendment Petition to add as a principal use subject to a Special Exception Permit "Automobile Service Station" in an Industrial District 2 and to establish/amend Definitions and Special Exception Permit Supplemental Standards relating thereto. Amendments also affect automobile related uses of the Business District 2. Petitioner: Solli Engineering, LLC (reconvened from 01/07/16)

Commissioner Ambrosey recused himself.

Kevin Solli, CT licensed Professional Engineer, Solli Engineering of Monroe, Connecticut, introduced himself to the Commission on behalf of the Regulation Amendment Application. Mr. Solli reviewed the proposed revisions made to the draft regulations, particularly those relating to allowances for limited used cars, screened storage of same, that same would be in addition to required parking, rental of automobiles would be limited to loaners to customers during automobile repairs, sale of new cars would be prohibited, and the inclusion of the regulations relative to outdoor audio and/or video advertisements at gas stations and partial counting of pump islands spaces for retail uses with a gas station;

Chairman O'Hara opened the Hearing to public comment, of which there was none.

In closing, Mr. Solli stated that he would appreciate the Commission's consideration of adoption of the proposed zoning text amendments.

Polling the Commission and hearing no objections, Chairman O'Hara closed the Public Hearing.

Commissioner Ambrosey rejoined the meeting at 7:19 pm.

SITE PLAN REVIEW

6. SITE DEVELOPMENT PLANS

None

DELIBERATIONS AND DETERMINATIONS

7. PERMIT AMENDMENTS / MODIFICATIONS / EXTENSIONS

Permit Amendments / Modifications

SEP-2015-01-A1, File #1551A 5 Victoria Drive – Request to amend Special Exception Permit Approval to eliminate 330 SF building addition, reduce off-street parking and change from two tenant spaces to one tenant recreation use.

Kevin Solli, CT licensed Professional Engineer, Solli Engineering of Monroe, Connecticut, introduced himself to the Commission on behalf of the applicant. Mr. Solli presented the proposed revised plans from the recently approved development plan for the site, when it included two separate recreation tenants, explaining the revised plans involve the elimination of the small building addition; change to a single tenant for the entire property, and reduction in the number of needed parking spaces (about 6 less), and inclusion of a temporary haul route for site excavation activities to access the abutting 36 Main Street parcel at the rear of the existing property building. Discussion also was had regarding the water and septic flow/capacities relative to the approved application and the new amendment application.

Mr. Solli also requested that the applicant desired to occupy the existing building prior to completing the site work and parking lot currently under construction, partly in light of the current winter season. Concerns were raised relative to lighting of the parking lot, delineation of parking spaces in the partially constructed gravel lot, and safety fencing separating the temporary haul route from site users, noting to permit conditional occupancy the applicant would need to consider the granting of a performance bond instead of the typical stabilization bond, and to provide a notarized statement of indemnifying the town due to the incomplete nature of the approved site improvements. The Commission also felt specific time thresholds for completing the remaining site work and improvements would be needed. The Commission was somewhat concerned with setting a precedent relating to allowing occupancy prior to the completion of all site improvements.

Chairman O'Hara asked Planner Agresta to clarify the process used to address the proposed amendment modification. Planner Agresta replied that if the Commission deemed the proposed amendment modification to be more than minor, an additional separate hearing would be required. Chairman O'Hara the polled the Commission if the proposed amendment modification was minor, which the Commission affirmed. Chairman O'Hara requested the alternate Commission members to provide any additional comment before deliberations, of which they had none.

Planner Agresta provided additional comment regarding the unique situation addressed by the proposed amendment modification, to which Town Engineer Schatzlein commented on the appropriate measures taken by staff to process such a modification amendment.

Mr. Solli commented that he recognized the unique situation associated with the request, and added that the property was making a significant investment to make the site compliant and operational.

SEP-2015-01-A1, File #1551A – 5 Victoria Drive (Assessor Map 4, Lot 37-04)

OWNER Victoria Drive Associates LLC

APPLICANT Victoria Drive Associates LLC

MOTION: Porter – To approve application SEP-2015-01-A1 permit amendment modification granting a change in number of tenants from two to one; elimination of the previously approved 330 square foot building addition; associated reduction in required off-street parking; and use of temporary haul road to deliver excavated material to the abutting lot at 36 Main Street.

SECOND: Hayden

VOTE: 5-0-0 – Approved

Ayes O’Hara, Porter, Hayden, Townson, Ambrosey

Nays None

Abstain None

SEP-2015-17-A1, File #1568A: 455 Main Street, *Cumberland Farms* – Amendment modifications affecting the northerly site driveway based on a review by ConnDOT

Chairman O’Hara referred to the previous held public hearings and subsequent Approval for the development of the site as a gas station and convenience retail uses. He asked the Commission if they had read the material provided to them regarding the amendment proposal, which the Commission affirmed. Chairman O’Hara asked the applicant to give their presentation.

Mr. Mark Grocki, Project Engineer with Vanasse Hangen Brustlin, Inc. in Wethersfield, Connecticut, introduced himself to the Commission on behalf of the applicant. He reviewed the requested modifications proposed to the approved site improvements, which all relate to changes based on the review by CT DOT:

- Change of northerly egress lanes from two to one, no change in overall width (one 18 foot wide egress with remainder in shoulder);
- Change sidewalk access ramp to match current DOT details; and
- Coordination of lane striping in Route 25 consistent with the development across the street.

SEP-2015-17-A1, File #1568A– 455 Main Street (Map 46, Lot 7) & 10 Hattertown Road (Map 45, Lot 39)

OWNER Four Fifty Five Main Street LLC

APPLICANT Cumberland Farms Inc.

MOTION: Porter – To approve application SEP-2015-17-A1 permit amendment modification granting changes to the northerly site driveway and other road access related changes based on review and approval by the Connecticut Department of Transportation.

SECOND: Porter

VOTE: 5-0-0 – Approved

Ayes O’Hara, Porter, Hayden, Townson, Ambrosey

Nays None

Abstain None

SEP-2014-01-A1, File #1536A: 1428 Monroe Turnpike, *Stone Castle* – Amendment modifications affecting off-street parking and building architecture

Kevin Solli, a licensed Professional Engineer in the State of Connecticut with Solli Engineering of Monroe, Connecticut, introduced himself to the Commission as a speaker of behalf of the applicant. He reviewed for the Commission the proposed modifications to the previously approved building and site improvements, including changes to the footprint of the addition, changes to its façade; elimination of the lower level garage and adding of two additional exterior parking spaces to compensate for the eliminated two garage spaces, elimination of one of the rain gardens and instead development of a yard grading and drainage control feature above the pool area, and modifications to the proposed lawn terracing.

SEP-2014-01-A1, File #1536A– 1428 Monroe Turnpike (Assessor Map 145, Lot 25)

OWNER Stone Castle Investments, LLC

APPLICANT Stone Castle Investments, LLC

MOTION: Porter – To approve application SEP-2014-01-A1 permit amendment modification granting changes to the previously approved building addition, driveway, off-street parking, pool, and associated stormwater management and site grading.

SECOND: Hayden

VOTE: 5-0-0 – Approved

Ayes O’Hara, Porter, Hayden, Townson, Ambrosey

Nays None

Abstain None

8. Excavation and Filling

EFP-2015-01, File #101 – 36 Main Street (Assessor Map 4, Lot 35)

OWNER Ten Main Street LLC

APPLICANT Ten Main Street LLC

MOTION: Porter – To approve application EFP-2015-01 as set forth in the Draft Approval Resolution granting an Excavation/Filling Permit dated January 21, 2015.

SECOND: Hayden

VOTE: 5-0-0 – Approved

Ayes O’Hara, Porter, Hayden, Townson, Ambrosey

Nays None

Abstain None

9. Bond Releases or Reductions

None

10. MEETING MINUTES

December 17, 2015 Minutes

MOTION: Porter – To approve the meeting minutes for December 17, 2015 as amended.

SECOND: Hayden

VOTE: 5-0-0 – Approved

Ayes O’Hara, Porter, Townson, Hayden, Ambrosey

Nays None

Abstain None

January 7, 2016 Minutes

MOTION: Porter – To approve the meeting minutes for January 7, 2016 as drafted.
SECOND: Hayden
VOTE: 5-0-0 – Approved
Ayes O’Hara, Porter, Townson, Hayden, Ambrosey
Nays None
Abstain None

11. APPLICATION DELIBERATIONS / DETERMINATIONS

RAA-2015-04-A1, File #975E – Automobile Repair Services

Commissioner Ambrosey recused himself. Commissioner O’Reilly was seated by Chairman O’Hara.

Planner Agresta stated that he had prepared a draft Approval Resolution should the Commission want to entertain a possible approval. The Draft was passed out the Commission took several minutes to read the Draft, followed by a brief summary by Planner Agresta.

RAA-2015-04-A1, File #975E – Automobile Repair Services

MOTION: Porter – To approve RAA-2015-04 as set forth in the Draft Approval Resolution granting amendment of the Zoning Regulations of the Town of Monroe dated January 21, 2016, effective February 1, 2016.
SECOND: Hayden
VOTE: 5-0-0 – Approved – Effective February 1, 2016
Ayes O’Hara, Porter, Hayden, Townson, O’Reilly
Nays None
Abstain None

OTHER BUSINESS

Commissioner Ambrosey rejoined the meeting at 8:32 pm.

12. REGULATIONS REVIEW / AMENDMENT WORKSESSION

Chairman O’Hara stated that a subcommittee meeting had been held on Tuesday, January 12, 2016, and Planner Agresta provided documents for the subcommittee’s review regarding permitted uses in the town. He added that there would be another meeting on January 26, 2016. Vice-Chairman and Planner Agresta discussed the progress regarding updated subdivision regulations.

13. CORRESPONDENCE / OTHER RECEIVED

None

14. COMMISSION REPORTS

Chairman's Report

Chairman O'Hara stated that Land Use Office Staff was preparing for the 2016-2017 Town Budget.

Commissioner's Report

Commissioner Lindstrom and the Commission continued their discussion regarding her previous requests for reporting information on the enforcement activities in the town, to which Commissioner Ambrosey also inquired. The Town Engineer indicated that staff was still looking into what could be put together to be helpful for the Commission without taking away too much time from the duties of the ZEO.

Land Use Staff Reports

None

15. MEETING ADJOURNMENT

Polling the Commission hearing no objections, Chairman O'Hara adjourned the meeting at 9:06 pm.

Respectfully Submitted,
David McCollum, *Recording Secretary*



Town of Monroe Planning and Zoning Commission
7 Fan Hill Road, Monroe, CT 06468
Phone (203) 452-2812 – Fax (203) 261-6197

APPROVAL
ZONING REGULATIONS TEXT AMENDMENTS
AUTOMOBILE SERVICE STATIONS

RAA-2015-04 – File #975E

Adopted January 21, 2016
Effective February 1, 2016

WHEREAS, the Monroe Planning and Zoning Commission (hereinafter “Commission”) is considering a Zoning Text Amendment Petition as submitted by Solli Engineering LLC (petition applicant), seeking amendments relating to the following:

- §2.2 (Definitions);
- §4.1.4(D) (Outdoor Storage of Materials related to Commercial Uses);
- §4.3.6 (Special Exception Uses Allowed Only in an Industrial 2 District);
- §4.3.8(D) (Outdoor Storage of Materials related to Industrial Uses);
- §6.1.2 (Minimum Parking Space Requirements for Specific Uses);
- §8.2.3(F) (Special Exception Permit Supplemental Standards); and

WHEREAS, pursuant to CGS §3i, Notice of the proposed zoning text amendments petition was sent to the Connecticut State Commissioner of Public Health and the Aquarion Water Company of Connecticut by the petition applicant; and

WHEREAS, via letter dated November 30, 2015, pursuant to CGS §8-3b, the proposed zoning text amendments were referred to the following regional planning agencies:

- Connecticut Metropolitan Council of Governments (MetroCOG), responding that “*The changes are of no regional impact (Draft dated December 22, 2015);*”
- Western Connecticut Council of Governments (WestCOG), responding that “*The proposal is of local concern, but with minimal intermunicipal impact;*” and

WHEREAS, via letter dated November 30, 2015, pursuant to CGS §8-7d(f), the proposed zoning text amendments were referred to the following abutting municipalities: Newtown and Trumbull, to which only Newtown responded (indicating their recommended approval thereof); and

WHEREAS, on December 22, 2015, a copy of the proposed zoning text amendments were filed in the office of the Monroe Town Clerk; and

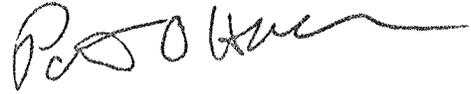
WHEREAS, pursuant to CGS §8-7d the Commission has considered the proposed petition at a duly noticed public hearing opened and adjourned on January 7, 2016, reconvened and closed on January 21, 2016, at which times interested persons were afforded an opportunity to be heard; and

WHEREAS, notice of the above noted public hearing was duly filed with the Monroe Town Clerk on December 18, 2016, and was published in the Monroe Courier on December 24 and 31, 2015;

NOW THEREFORE BE IT RESOLVED, that the Commission at a meeting held on January 21, 2016, upon motion by WILLIAM PORTER and seconded by JEREMY HAYDEN, following deliberations conducted on January 21, 2016, voted **FIVE (5)** in favor, and **NONE (0)** in opposition, to **approve** the attached text amendments to the Zoning Regulations, Chapter 117 of the Code of the Town of Monroe, as follows:

Vote:	<u>PATRICK O'HARA</u>	<u>AYE</u>
	<u>WILLIAM PORTER</u>	<u>AYE</u>
	<u>JEREMY HAYDEN</u>	<u>AYE</u>
	<u>DAVID TOWNSON</u>	<u>AYE</u>
	<u>MICHAEL O'REILLY (seated)</u>	<u>AYE</u>

For the Commission:



Patrick O'Hara, Chair

BE IT FURTHER RESOLVED, that the Commission, consistent with CGS §8-2 and §8-3 hereby finds that the proposed zoning text amendments are consistent with the goals and recommendations of the 2010 Town of Monroe Plan of Conservation and Development (POCD), as follows:

- The text amendments will further the goals and recommendations of the POCD in regard to increased flexibility and encouragement of sound economic development;
- The text amendments provide needed updating of outdated zoning provisions; and

BE IT FURTHER RESOLVED, that the Commission hereby authorizes the publishing of a Notice of Decision consistent with the requirements set forth in CGS §8-3(d); and

BE IT FURTHER RESOLVED, that a copy of the adopted zoning text amendments and an original signed copy of this approval shall be recorded in the Monroe Land Records, and copies thereof showing all marks of recording shall be filed in the office of the Planning and Zoning Department; and

BE IT FURTHER RESOLVED, that the adopted zoning text amendments shall become effective upon their authorized recording on the Monroe Land Records and publication of a Notice of Decision, but no sooner than February 1, 2016; and

BE IT FURTHER RESOLVED, that the Planning and Zoning Department is hereby authorized to revise the official Zoning Regulations of the Town of Monroe to include the adopted zoning text amendments upon the completion of recording and publication noticing as required herein above.

**ZONING REGULATIONS TEXT AMENDMENTS
AUTOMOBILE SERVICE STATIONS – RAA-2015-04, FILE #975E**

KEY TO PROPOSED AMENDMENT TEXT:

Proposed text to be inserted is shown as **bold double underlined text**
Proposed text to be eliminated (deleted) is shown as ~~strikethrough text~~

AMEND existing §2.2 to include new definitions for:

- *Automobile*
 - *Automobile Service Shop*
 - *Automobile Body Shop*
 - *Gasoline Station*
-

§2.2.1 General Zoning Terms

AUTOMOBILE – Self-propelled vehicles designed to carry 10 passengers or less and used for the transportation of persons and goods primarily on public streets.

AUTOMOBILE SERVICE SHOP – An establishment primarily engaged in the repair and maintenance of automobiles, including the sale, installation and/or servicing of automobile components, equipment and parts, excluding dismantling and salvage of automobiles.

AUTOMOBILE BODY SHOP – An automobile service shop providing collision repair services, including body and frame straightening, replacement of damaged body and frame parts, and painting.

GASOLINE STATION – An establishment primarily engaged in the sale and dispersal of automobile gasoline and other petroleum products.

VOL 19008194

AMEND existing §4.1.4(D) (Outdoor Storage of Materials related to Commercial Uses) as follows:

D. Outdoor storage of materials related to commercial uses:

- (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
- (2) Outdoor storage ~~shall~~ **must** comply with the bulk requirements of the underlying zoning district and related principal use.
- (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
- (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.
- (5) Materials ~~shall~~ **must** be stored in an environmentally safe and orderly fashion, and **shall** be properly secured. The contents of outdoor storage shall be temporary in nature.
- (6) Outdoor storage areas ~~shall~~ **must** be screened from adjoining properties and ~~shall~~ **must** conform to landscaping and screening requirements of these Regulations.
- (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

AMEND existing §4.3.6 as follows:

§4.3.6 Special Exception Uses Allowed Only in an Industrial 2 District

The following uses are permitted by a Special Exception Permit ~~only~~ in an Industrial ~~District~~ **District 2 District** according to the procedures and standards as set forth in Article 8 of these Regulations.

- A. Commercial vehicle or school bus parking facility.

Town of Monroe Zoning Regulations – Automobile Service Stations

- B. Commercial self-storage structures for rental of space.
 - C. Firewood processing facility.
 - D. Automobile service shop, including an automobile body shop but not including a gasoline station, with an appropriate state license subject to prior approval of location by the Commission as prescribed by the Connecticut General Statutes.
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AMEND existing §4.3.8(D) (Outdoor Storage of Materials related to Industrial Uses) as follows:

- D. Outdoor storage of materials related to industrial uses:
 - (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage ~~shall~~ ~~must~~ comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building, except as may otherwise be permitted by these Regulations.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.
 - (5) Materials ~~shall~~ ~~must~~ be stored in an environmentally safe and orderly fashion, and ~~shall be~~ properly secured. The contents of outdoor storage shall be temporary in nature.
 - (6) Outdoor storage areas ~~shall~~ ~~must~~ be screened from adjoining properties and ~~shall~~ ~~must~~ conform to landscaping and screening requirements of these Regulations.
 - (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

Town of Monroe Zoning Regulations – Automobile Service Stations

AMEND existing §6.1.2 (Minimum Parking Space Requirements for Specific Uses) as follows:

Automobile Service Shop Repair; Automobile Body Shop; Gasoline Service Station: 3 spaces plus 5 spaces per service bay; service bay is not a parking space. (Please note: additional parking shall ~~must~~ be provided for accessory retail use per the requirements of these Regulations, except fifty percent (50%) of fuel pump spaces may be counted toward such additional required spaces).

AMEND existing §8.2.3(F) (Supplemental Standards) as follows:

§8.2.3 Supplemental Standards

F. Automobile Service Shop, Automobile Body Shop and/or Gasoline Stations

(1) Temporary storage of facility and customer repair vehicles:

- a. In a B-2 District, no vehicles shall ~~may~~ be stored outside with the exception of one (1) facility ~~general~~ service vehicle and no more than seven (7) customer vehicles scheduled for repair or service.
- b. In an I-2 District, facility service vehicles and customer vehicles scheduled for repair or service, on premises for more than seven (7) days, shall be stored in a designated area as set forth on the approved development plan, which area shall not be forward of the principal building closest to the street and shall be screened from abutting streets and properties. No more than twenty-four (24) such customer vehicles shall be permitted to be temporarily stored at any given time.
- c. Designated temporary storage of facility and customer repair vehicles shall be in addition to required minimum off-street parking spaces.

~~No vehicles may be stored outside with the exception of one (1) general service vehicle and no more than seven (7) customer vehicles scheduled for repair or service.~~

- (2) An automobile ~~automotive~~ body shop is not permitted, except in an I-2 District.

Town of Monroe Zoning Regulations – Automobile Service Stations

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- (3) No inoperable, non-registered or ~~unregistered~~ vehicles may disassembled automobile, or portions thereof, shall be stored or parked outside for any period except in an area designated and approved by the Commission subject to appropriate screening and ~~or~~ buffering. A maximum number of such vehicles shall be specified by the Commission.
- (4) Car washes ~~or similar establishments~~ shall be permitted as an accessory use only where all wash water effluent is collected and, recycled within the car wash building, ~~or treated on site prior to discharge to the sanitary sewer system.~~ Retail car washes shall not be permitted except in a B-2 District.
- (5) Gasoline and motor fuels may be sold may be ~~or~~ dispensed by self-service or a station attendant service at a location solely designed and approved for such use ~~the servicing of motor vehicles.~~
- (6) There shall be no outdoor display or sale of products or merchandise. ~~Gasoline and motor fuels may be sold or dispensed by self-service or attendant service at a location designed for such in association with a retail use, provided no outdoor display areas shall be allowed in association with such retail use. Canopies are permitted.~~
- (7) The rental or sale of vehicles at a gasoline station shall be prohibited.
- (8) The rental or sale of vehicles at an automobile service shop or automobile body shop may be permitted, subject to the following limitations:
- a. The rental of vehicles, except as loaners to a customer while their vehicle is being serviced or repaired, shall be prohibited.
 - b. The sale of new vehicles shall be prohibited.
 - c. In a B-2 District, the sale of used vehicles shall be permitted pursuant to a State of Connecticut repairer's or limited repairer's license, provided such used vehicles are stored in a designated area as set forth on the approved development plan. No more than three (3) used vehicles shall be permitted at any given time.
 - d. In an I-2 District, the sale of used vehicles shall be permitted pursuant to a State of Connecticut repairer's or limited repairer's license, provided such used vehicles are stored in a designated area as set forth on the approved development plan, which area shall not be forward of the principal building closest to the street and shall be screened from abutting streets and properties. The visible display of used vehicles shall be prohibited. No more than six (6) used vehicles shall be permitted at any given time.

- e. Designated storage of permitted loaner or used vehicles shall be in addition to required minimum off-street parking spaces.
- (9) Appropriate plans shall be detailed providing for the environmentally sound temporary storage and disposal or recycling of wastewater, oil and gasoline products, or discharges of same.
- (10) All service and repair activities, other than minor short duration servicing, such as the changing of tires, wiper blades, lights, adding of fluids (not changing of such), and other similar items shall be conducted in a fully enclosed building (shall not be construed to mean that the service or garage doors to any automobile or body shop must be kept closed at all times).
- (11) Canopy structures over fuel pump dispensers are permitted with gasoline stations, provided their design and construction are consistent with the design and construction of the principal building, both of which shall utilize pitched roof designs. All lighting, fire suppression equipment and roof drainage shall be concealed within the canopy structure.
- (12) Grooved concrete pavement shall be utilized at all gasoline station pump dispensers.
- (13) Outdoor audio and video advertisement or entertainment systems shall be prohibited (does not preclude a small integrated pump dispenser screen providing fueling and transaction instructions).
- (14) Separate from required minimum off-street parking spaces, an area measuring a minimum of ten (10) feet by eighteen (18) feet shall be provided for each air and vacuum facility.

REC'D FOR RECORD Feb. 8 2014
 AT 2:37 p.m., ATTEST Nida V. Stone
 MONROE TOWN CLERK