

**PLANNING and ZONING COMMISSION
Monroe, Connecticut**

**MEETING VOTING RECORD
September 17, 2015**

Meeting: Planning and Zoning Commission
Regular Meeting – September 17, 2015
7 Fan Hill Road, Town Hall, Council Chambers

Present: Chairman Patrick O’Hara
Vice Chairman William Porter
Secretary Karen Martin
Commissioner David Townson
Commissioner Cathleen Lindstrom (alternate)

Absent: Commissioner Brian Quinn
Commissioner Jane Flader (alternate)

Also Present: Will Agresta, Planning and Zoning Administrator
Scott Schatzlein, Land Use Director/Town Engineer
David McCollum Recording Secretary

SEP-2015-01, File # 1551A: 5 Victoria Drive – request for a ninety (90) day extension to meet conditions of approval

OWNER: Mark Christo, Victoria Drive Associates, LLC

APPLICANT: Kevin Solli, Solli Engineering, LLC

MOTION: Porter – To grant a ninety (90) day extension to meet conditions of approval.

SECOND: Martin

VOTE: 5-0-0 - Approved

Ayes O’Hara, Porter, Martin, Townson, Lindstrom

Nays None

Abstain None

SEP-2014-13, File # 1549A: 462,464,466,470 Main Street – request for a ninety (90) day extension to meet conditions of approval

OWNER: XXXXX

APPLICANT: Quatrella and Rizio

MOTION: Porter – To grant a ninety (90) day extension to meet conditions of approval.

SECOND: Martin

VOTE: 5-0-0 - Approved

Ayes O’Hara, Porter, Martin, Townson, Lindstrom

Nays None

Abstain None

08/20/15 Meeting Minutes – MONROE PLANNING AND ZONING COMMISSION

MOTION: Porter – accept the minutes in the presented draft, no changes or corrections
SECOND: Martin
VOTE: 4-0-1 - Approved
 Ayes O’Hara, Porter, Martin, Townson
 Nays None
 Abstain Lindstrom

09/03/15 Meeting Minutes – MONROE PLANNING AND ZONING COMMISSION

MOTION: Porter – accept the minutes in the presented draft, no changes or corrections
SECOND: Martin
DISCUSSION: Commissioner Lindstrom requested the minutes be amended to reflect the Chairman leaving because he did not think the discussion was appropriate. Vice-Chairman Porter believed the Chairman did not state why he was leaving, and left without doing so. Chairman O’Hara indicated he did not want to engage in the activity and requested the Commission to let Commissioner Martin engage in the activity. Vice-Chairman Porter requested the minutes be amended to reflect his statement be changed to an inquiry for the applicant’s request for 60 (sixty) to 90 (ninety) days for submission of an Inland Wetlands Application.
VOTE: 5-0-0 – Approved, as amended
 Ayes O’Hara, Porter, Martin, Townson, Lindstrom
 Nays None
 Abstain None

RAA-2015-01, File # 972E: 431 Monroe Turnpike – Proposed amendments to the Zoning Regulations Section 3.5 Elderly Residence District, Beaver Brook, LLC – Draft Letter of Approval

OWNER: Beaver Brook, LLC
APPLICANT: David Bjorklund, P.E.
MOTION: Porter – Approve the Zoning Regulation text amendment, “ER District becomes ARR District” as outlined in the Draft dated 09/17/15
SECOND: Townson
DISCUSSION: Vice-Chairman Porter addressed the comments regarding the general public’s concerns of increased density and expanding elderly residence districts subsequent to the approval of the regulation. Vice-Chairman Porter stated that the regulation does not allow single-family dwellings to be in the same complex as multi-family dwellings. He also stated that the addition to this regulation reduces the density that is allowed. Chairman O’Hara added that septic systems and conversions to create extra bedrooms were a concern of the general public.
VOTE: 4-0-1 - Approved
 Ayes O’Hara, Porter, Martin, Townson
 Nays None
 Abstain Lindstrom

SDP-2015-04-A1, File # 116: 448 Pepper Street – Office expansion and off-street parking, Really Good Stuff

OWNER: Really Good Stuff, LLC

APPLICANT: Kevin Solli, Solli Engineering, LLC

MOTION: Porter – Approve SDP-2015-04-A1, #448 Pepper Street as outlined in the draft dated 09/17/15 with noted additions

SECOND: Martin

DISCUSSION: Chairman O’Hara and Vice-Chairman Porter discussed drainage pipe concerns with Zoning Administrator Agresta and Town Engineer Schatzlein. Chairman O’Hara also discussed bonds, bond releases, and planning phases with Town Engineer Schatzlein and Zoning Administrator Agresta.

VOTE: **4-0-1 - Approved**

Ayes O’Hara, Porter, Martin, Townson

Nays None

Abstain Lindstrom