

**PLANNING and ZONING COMMISSION
Monroe, Connecticut**

**MEETING VOTING RECORD
October 15, 2015**

Meeting: Planning and Zoning Commission
Regular Meeting – 7:00 p.m.
7 Fan Hill Road, Monroe, Connecticut

Present: Chairman Patrick O'Hara
Secretary Karen Martin
Commissioner Brian Quinn
Commissioner David Townson
Commissioner Jane Flader (alternate)
Commissioner Cathleen Lindstrom (alternate)
Commissioner Jeremy Hayden (alternate)

Absent: Vice-Chairman William Porter

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

5-07-S-A1, File #1457A: 241 Roosevelt Drive – SEP Amendment to add a generator

OWNER: Hendels Monroe, LLC

APPLICANT: Hendels Monroe, LLC

MOTION: Quinn – To grant a modification to an existing permit, which will include Zoning Administrator Agresta's comment as well as Town Engineer Schatzlein's comments.

SECOND: Martin

VOTE: 5-0-0 – Approved

Ayes – Flader, Quinn, O'Hara, Martin, Townson

Nays – None

Abstain – None

DISCUSSION: Chairman O'Hara clarified that a standard Generac was being installed at the Henny Penny gas station on Route 34. Zoning Administrator Agresta commented that an island was the original location for a generator to be installed. He added that he advised the applicant to place the proposed generator on the rear of the existing dumpster, off the back corner of the existing building. The dumpster could hide the proposed generator, and the plans had been revised to address the generator's new proposed location. He referred to the photography that was included in his memo. Chairman O'Hara asked if the applicant was taking care of issues stemming from the original building construction, for which the Commission still had possession of the related bond.

SDP-2015-01, File #113: 75 Main Street – 90 (ninety) day extension request

OWNER: J & J Enterprises, LLC
APPLICANT: John Petrie, Enterprise Rent A Car, ELRAC, LLC
MOTION: Quinn – To grant a 90 (ninety) day extension request
SECOND: Martin
VOTE: 5-0-0 – **Approved**
Ayes – Flader, Quinn, O'Hara, Martin, Townson
Nays – None
Abstain – None

09/17/15 Meeting Minutes – MONROE PLANNING AND ZONING COMMISSION

MOTION: Quinn
SECOND: Townson
VOTE: 4-0-1 – **Approved**
Ayes – Quinn, O'Hara, Martin, Townson
Nays – None
Abstain – Flader

SEP-2015-16, File #1567A: 482-484 Pepper Street – Use change, CrossFit / Kids on the Moon
OWNER: Pepper Street Partners LLC
APPLICANT: Kevin Quinlan (CrossFit)
MOTION: Martin – to approve SEP-2015-16, #482-484 Pepper Street, as drafted
DISCUSSION: Chairman O'Hara summarized the two meetings held for Public Hearing for this Application, the Applicant's confirmation of the correctness of the first approval, and the public participation. Zoning Administrator Agresta added that the approval includes a use-specific parking standard.
SECOND: Lindstrom
VOTE: 4-0-0 – **Approved**
Ayes – Lindstrom, O'Hara, Martin, Townson
Nays – None
Abstain – None