

**PLANNING and ZONING COMMISSION
Monroe, Connecticut**

**MEETING VOTING RECORD
December 17, 2015**

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

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

Absent: Scott Schatzlein, Land Use Group Director, Town Engineer

Also Present: William Agresta, Planning and Zoning Administrator
David McCollum, Recording Secretary

PERMIT MODIFICATIONS / AMENDMENTS

SDP-2015-01-A1, File #113 – 75 Main Street (Assessor Map 12, Lot 49)

OWNER J + J Enterprises LLC

APPLICANT John Petrie c/o Enterprise Rent A Car – ELRAC LLC

MOTION: Porter – To deny SDP-2015-01-A1 permit modification seeking relief from the Site Development Plan approval condition requiring restoration of an existing disturbed area located along Crescent Drive street frontage.

SECOND: Townson

VOTE: 5-0-0 – Denied

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

Nays None

Abstain None

SDP-2015-04-A1, File #116 – 448 Pepper Street (Assessor Map 94, Lot 20)

OWNER SB Real Estate LLC

APPLICANT SB Real Estate LLC (Really Good Stuff)

MOTION: Porter – To approve SDP-2015-04-A1 permit modification granting Site Development Plan amendment approval removing the condition prohibiting accessory retail warehouse sales and clarifying total approved parking at 331 spaces.

SECOND: Hayden

VOTE: 5-0-0 – Approved

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

Nays None

Abstain None

13-8-SEP-A1, File #1527A – 1430 Monroe Turnpike (Assessor Map 145, Lot 24)

OWNER Sisters of the Holy Family of Nazareth USA Inc.
APPLICANT Sisters of the Holy Family of Nazareth USA Inc.
MOTION: Hayden – To approve 13-8-SEP-A1 permit modification granting Special Exception Permit amendment approval removing the condition requiring that certain driveway improvements be completed to the existing driveway at its intersection with Monroe Turnpike (Route 111).
SECOND: Porter
VOTE: 5-0-0 – Approved
 Ayes O’Hara, Porter, Hayden, Townson, Ambrosey
 Nays None
 Abstain None

SEP-2015-16-A1, File #1567A– 482-484 Pepper Street (Assessor Map 94, Lot 17-01)

OWNER Pepper Street Partners LLC
APPLICANT Pepper Street Partners LLC
MOTION: Hayden – To approve SEP-2015-16-A1 permit modification granting Special Exception Permit amendment approval to allow a 25% parking space reduction in-lieu of 22% as previously granted.
SECOND: Porter
VOTE: 5-0-0 – Approved
 Ayes O’Hara, Porter, Hayden, Townson, Ambrosey
 Nays None
 Abstain None

PERMIT TIME EXTENSIONS

13-12-SEP, File #1532A– 2 Victoria Drive (Assessor Map 12, Lot 47-02)

OWNER Kimball Development LLC & Kimball Land Holdings LLC
APPLICANT Kimball Development LLC & Kimball Land Holdings LLC
MOTION: Porter – To approve 90 day extension to address conditions of Special Exception Permit Approval and file Final Plans.
SECOND: Hayden
VOTE: 5-0-0 – Approved
 Ayes O’Hara, Porter, Hayden, Townson, Ambrosey
 Nays None
 Abstain None

SUB-2014-03, File #1255C – 36 Timothy Hill Road – Assessor Map 114, Lot 6

OWNER New England Materials LLC
APPLICANT New England Materials LLC
MOTION: Hayden – To approve 90 day extension to address conditions of Subdivision Approval and file Final Plans.
SECOND: Porter
VOTE: 5-0-0 – Approved
 Ayes O’Hara, Porter, Hayden, Townson, Ambrosey
 Nays None
 Abstain None

SEP-2014-13, File #1549A – 462, 464, 466, 470 Main Street – Assessor Map 46, Lot 11, 10, 9 and 8,

OWNER JV462 Main Street LLC, JV464 Main Street LLC, and JV470 Main Street LLC
APPLICANT JV462 Main Street LLC
MOTION: **Porter** – To approve 90 day extension to address conditions of Special Exception Permit Approval and file Final Plans.
SECOND: **Hayden**
VOTE: **5-0-0 – Approved**
Ayes O’Hara, Porter, Hayden, Townson, Ambrosey
Nays None
Abstain None

MINUTES

November 19, 2015 Minutes

MOTION: **Porter** – To approve the meeting minutes for November 19, 2015 as drafted.
SECOND: **Townson**
VOTE: **4-0-1 – Approved**
Ayes O’Hara, Porter, Townson, Hayden
Nays None
Abstain Ambrosey

December 3, 2015 Minutes

MOTION: **Porter** – To approve the meeting minutes for December 3, 2015 as drafted.
SECOND: **Hayden**
VOTE: **5-0-0 – Approved**
Ayes O’Hara, Porter, Townson, Hayden, Ambrosey
Nays None
Abstain None

SITE DEVELOPMENT PLAN APPLICATIONS

SDP-2015-05, File #117 – 440 Main Street (Assessor Map 46, Lot 20)

OWNER Stepney LLC
APPLICANT Kerry Burke / Ganim, Ganim & Ganim PC
MOTION: **Hayden** – To deny SDP-2015-05 as set forth in the Draft Denial Resolution as drafted dated December 17, 2015.
SECOND: **Porter**
VOTE: **5-0-0 – Denied**
Ayes O’Hara, Porter, Hayden, Townson, Ambrosey
Nays None
Abstain None