

**PLANNING and ZONING COMMISSION  
Monroe, Connecticut**

**MEETING VOTING RECORD  
July 21, 2016**

**Meeting:** Planning and Zoning Commission  
Regular Meeting  
7 Fan Hill Road, Monroe, Connecticut

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

**Absent:** Commissioner Leon Ambrosey  
Commissioner Michael O'Reilly (alternate)

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

**10-06-S-A1, File #1441A– 230 Roosevelt Drive (Route 34)**

**OWNER:** Fifth Realty LLC

**APPLICANT:** Marina's Pizza & Trattoria, Marina DeCarli

**MOTION:** Porter – To approve Permit Amendment application 10-06-S-A1 to authorize an existing approved restaurant use to provide expanded customer service consisting of onsite sales and consumption of beer and wine, subject to verification of appropriate State of Connecticut licensing.

**SECOND:** Hayden

**VOTE:** 5-0-0 – Approved

**Ayes** O'Hara, Porter, Hayden, Townson, Lindstrom

**Nays** None

**Abstain** None

**SEP-2015-03, File #1554A– 288 Monroe Turnpike (Route 111)**

**OWNER:** KAY2J LLC, Denise L. Brown

**APPLICANT:** Goddard School

**MOTION:** Porter – To permit the requested change in the construction detail for approved concrete curbing from form and pour to extruded concrete curbing.

**SECOND:** Hayden

**VOTE:** 5-0-0 – Approved

**Ayes** O'Hara, Porter, Hayden, Townson, Lindstrom

**Nays** None

**Abstain** None

**SEP-2016-01, File #1570A– 35 Cambridge Drive**

**OWNER:** Kalboys, LLC  
**APPLICANT:** Mondial Automotive, Showky Kaldawy  
**MOTION:** Porter – To modify the conditions of approval as set forth in the Resolution of Approval (SEP-2016-01) dated April 7, 2016 to permit the holding of a preconstruction meeting and to permit site preparation activity prior to the otherwise required issuance of a Building Permit, for a period not to exceed a maximum of forty-five (45) days prior to obtaining a Building Permit, with all other conditions and requirements remaining in full force and effect.  
**SECOND:** Hayden  
**VOTE:** 4-1-0 – Approved  
Ayes O’Hara, Porter, Hayden, Townson  
Nays Lindstrom  
Abstain None

**SUB-2016-01, File #1258C– 716 Wheeler Road**

**OWNER:** Gary N. and Heidi S. Howden  
**APPLICANT:** Gary N. and Heidi S. Howden  
**MOTION:** Porter – To approve application SUB-2016-01 as set forth in Draft Approval Resolution dated July 21, 2016, as amended, granting a 2-lot residential resubdivision.  
**SECOND:** Hayden  
**VOTE:** 4-0-1 – Approved  
Ayes O’Hara, Porter, Hayden, Townson  
Nays None  
Absent Ambrosey

**RAA-2016-04, File #979E– Gasoline Stations LOR District**

**MOTION:** Porter – To approve Zoning Text Amendment Petition RAA-2016-04 as set forth in the Draft Approval Resolution dated July 21, 2016.  
**SECOND:** Hayden  
**VOTE:** 4-0-1 – Approved  
Ayes O’Hara, Porter, Hayden, Townson  
Nays None  
Absent Ambrosey

**5-07-S-A1, File #1457A – 241 Roosevelt Drive (Route 34)**

**OWNER:** Hendel’s Monroe Inc.  
**APPLICANT:** Hendel’s Monroe Inc., John Hendel  
**MOTION:** Porter – To grant a 90 day extension to meet Conditions of Approval.  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
Ayes O’Hara, porter, Hayden, Townson, Lindstrom  
Nays None  
Abstain None

**SEP-2014-13, File #1549A – 462, 464, 466, 470 Main Street (Route 25)**

**OWNER:** JV462 Main Street LLC  
**APPLICANT:** JV462 Main Street LLC, John Chaves  
**MOTION:** Porter – To grant a 90 day extension to meet Conditions of Approval.  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
Ayes O’Hara, porter, Hayden, Townson, Lindstrom  
Nays None  
Abstain None

**13-12-S, File #1532A – 10 (formerly 2) Victoria Drive**

**OWNER** Kimball Development LLC  
**APPLICANT** Kimball Land Holdings LLC, c/o Kimball Group LLC  
**MOTION** Porter – To grant a 90 day extension to meet Conditions of Approval.  
**SECOND** Hayden  
**VOTE:** 5-0-0 – **Approved**  
**Ayes** O’Hara, porter, Hayden, Townson, Lindstrom  
**Nays** None  
**Abstain** None

**MINUTES**

**July 7, 2016 Minutes**

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