

**PLANNING and ZONING COMMISSION
Monroe, Connecticut**

**MEETING VOTING RECORD
October 6, 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 Leon Ambrosey
Commissioner Michael O'Reilly (alternate)
Commissioner Paul Lisi (alternate)

Absent: Commissioner Cathleen Lindstrom (alternate)

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

SEP-2014-13-A1, File #1549 – 462, 464, 466 & 470 Main Street

OWNER: JV462 Main St LLC, JV464 Main St LLC, JV466 Main St LLC & JV470 Main St LLC

APPLICANT: JV464 Main St LLC

MOTION: Porter – To approve Permit Modification to Special Exception Permit SEP-2014-13 to permit a revised driveway configuration with restricted right-turn egress eliminating need for an off-site sight line easement to the north; relocation of the septic system eliminating the need for an off-site drainage easement; and installation of a 1,000 gallon subsurface propane fuel storage tank, all subject to staff coordination of final septic design and location, and screening of propane fill port, as well as CT DOT approval of driveway curb cut improvements.

SECOND: Hayden

VOTE: 5-0-0 – Approved

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

Nays None

Absent None

SEP-2014-14-A2, File #1550A – 50 Cambridge Drive

OWNER: Cambridge Drive RE LLC

APPLICANT: Cambridge Drive RE LLC

MOTION: Porter – To approve Permit Modification to Special Exception Permit SEP-2014-14-A2 to permit the replacement of a landscape island with a concrete sidewalk and relocation of related plantings to other portions of the site, subject to staff approval of final location of relocated plantings.

SECOND: Hayden

VOTE: 5-0-0 – Approved

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

Nays None

Absent None

SDP-2016-01, File #119 – 342 Monroe Turnpike

OWNER: Jose E. Madera

APPLICANT: Jose E. Madera

MOTION: Porter – To approve Site Development Plan SDP-2016-01 as set forth in the draft Resolution of Approval dated October 6, 2016 to permit the conversion of an existing non-conforming residence use to a new conforming professional dental office, for property consisting of approximately 0.27 acres within a Limited Office Retail (LOR) District.

SECOND: Hayden

VOTE: 5-0-0 – Approved

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

Nays None

Absent None

SEP-2015-01-A2, File #1551A – 5 Victoria Drive

OWNER Victoria Drive Associates LLC

APPLICANT Victoria Drive Associates LLC

MOTION Porter – To grant an extended expiration to December 31, 2016 to complete all previously approved site and use improvements relating to Special Exception Permit SEP-2015-01 and Amended Special Exception Permit SEP-2015-01-A1.

SECOND Hayden

VOTE: 5-0-0 – Approved

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

Nays None

Abstain None

SEP-2016-03 & SEP-2016-03-A1, File #1572A – 585 & 591 Fan Hill Road

OWNER P+M Realty Inc.

APPLICANT Cross Hill Service

MOTION Porter – To grant a 90 day extension to comply with Conditions of Approval.

SECOND Hayden

VOTE: 4-0-0 – Approved

Ayes O’Hara, Porter, Hayden, Townson

Nays None

Recused Ambrosey

SEP-2014-13, File #1549A – 462, 464, 466 & 470 Main Street

OWNER JV462 Main St LLC, JV464 Main St LLC, JV466 Main St LLC & JV470 Main St LLC

APPLICANT JV464 Main St LLC

MOTION Porter – To grant a 90 day extension to comply with Conditions of Approval.

SECOND Hayden

VOTE: 5-0-0 – Approved

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

Nays None

Abstain None