

**PLANNING and ZONING COMMISSION  
Monroe, Connecticut**

**MEETING VOTING RECORD  
October 27, 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 Cathleen Lindstrom (alternate)  
Commissioner Paul Lisi (alternate)

**Absent:** Commissioner Michael O'Reilly (alternate)  
Scott Schatzlein, Land Use Group Director, Town Engineer

**Also Present:** William Agresta, Planning and Zoning Administrator  
Rebecca Wood, Recording Secretary

**11-11-SEP-A31, File #1503A – 585 Main Street**

**OWNER:** Five Eighty Five Main Street LLC  
**APPLICANT:** Monroe Muffler, LLC, Vazhayil Babu  
**MOTION:** Porter – To approve Permit Modification to Special Exception Permit 11-11-SEP authorizing the elimination of trap hoods within site catch basins.  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
**Ayes** O'Hara, Porter, Hayden, Townson, Ambrosey  
**Nays** None  
**Absent** None

**ZCA-2016-03, File #1008D – 146 Cutlers Farm Road, 269 Purdy Hill Road and 287 Purdy Hill Road**

**OWNER:** Kenneth L. and Priscilla G. Twombly  
**APPLICANT:** Beaver Brook, LLC  
**MOTION:** Hayden – To approve Zone Boundary Change Petition ZCA-2016-03 as set forth in the draft Resolution of Approval dated October 27, 2016 to permit the rezoning of approximately 10.204 acres from Residential Farming District 1 (RF-1) to Age Restricted Residence (ARR) District.  
**SECOND:** Townson  
**VOTE:** 4-0 – Approved  
**Ayes** Porter, Hayden, Townson, Ambrosey  
**Nays** None  
**Absent** None

**SEP-2016-07, File #1577A – 754 Main Street**

**OWNER:** Seven Fifty Four Main Street LLC  
**APPLICANT:** Stone Farm LLC, Steve Singlak  
**MOTION:** Porter – To approve Special Exception Permit SEP-2016-07 as set forth in the draft Resolution of Approval dated October 27, 2016 to permit the establishment of a Manufacturer and Storage of Building Materials use and associated site/building improvements, for property consisting of approximately 22.59 acres within an Industrial District 1 (I-1).  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
Ayes O’Hara, Porter, Hayden, Townson, Ambrosey  
Nays None  
Absent 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 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  
Absent None

**SEP-2015-03, File #1554A – 288 Monroe Turnpike**

**OWNER:** Kay2J, LLC  
**APPLICANT:** Monroe Learning, LLC, The Goddard School, Denise Brown  
**MOTION:** Porter – Phased full (final) release of Bond, \$18K now and \$5K balance upon completion of outstanding site improvements subject to Staff acceptance.  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
Ayes O’Hara, Porter, Hayden, Townson, Ambrosey  
Nays None  
Absent None

**SEP-2014-02, File #1537A – 431 Monroe Turnpike**

**OWNER:** Four Thirty One Tpke, LLC  
**APPLICANT:** Four Thirty One Tpke, LLC  
**MOTION:** Porter – Full (final) release of Bond, subject to reinstatement of full Bond prior to a Zoning Permit.  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
Ayes O’Hara, Porter, Hayden, Townson, Ambrosey  
Nays None  
Abstain None

**SDP-2012-01A, File #099 – 482-484 Pepper Street**

**OWNER:** Pepper Street Properties LLC  
**APPLICANT:** Pepper Street Properties LLC, Mark Christo  
**MOTION:** Porter – Full (final) release of Bond.  
**SECOND:** Hayden  
**VOTE:** 5-0-0 – Approved  
Ayes O’Hara, Porter, Hayden, Townson, Ambrosey  
Nays None  
Abstain None