



Town of Monroe ZONING BOARD OF APPEALS

7 Fan Hill Road
Monroe, CT 06468

Planning and Zoning Department
(203) 452-2812 Fax (203) 261-6197

MEETING AGENDA

June 7, 2016 – Town Hall Council Chambers – 7:30 pm

A. OPENING of MEETING

MEETINGS ARE AUDIO AND VIDEO RECORDED

- CALL TO ORDER
- ROLL CALL & SEATING OF ALTERNATES (if required)
- ORGANIZATIONAL MEETING
 - Election Of Officers (Chairman, Vice Chairman & Secretary)

B. PUBLIC HEARINGS

ZBA-2016-02, File #1382– 21 Crescent Place, Assessor Map 4, Lot 24

Application of property owners Ruth E. Lewis, Gail Lent and Joan Cisneros for area variances of the Zoning Regulations to eliminate the need for a driveway easement. The property is located in a Residential and Farming District 1 (RF-1) and is seeking the following:

- Variance of §3.1.6 to permit a side yard setback of 9.2 feet in lieu of the required 30 feet;
- Variance of §3.1.5 to permit a street frontage of 90.46 feet in lieu of the required 150 feet; and
- Variance of §1.9.6 to permit a lot width of 90.46 feet in lieu of the required 150 feet along the depth of the lot from the street frontage to the back end of the required minimum 135 feet square.

ZBA-2016-03 File #1383– 2 Shelton Road, Assessor Map 63, Lot 68

Application of the State of Connecticut Department of Transportation for an area variance of §3.1.5 of the Zoning Regulations for property located in a Residential Farming District 1 (RF-1) pertaining to the taking of two (2) separate portions of the subject property totally 4,956 square feet in area for highway purposes related to the State construction of a roundabout at the intersection of State Routes 110 and 111. The area variances seek to permit a lot area of 0.69 acres (0.8 acres existing) in lieu of the required minimum 1 acre. Property owner: Harmony Grange No. 92 Patrons of Husbandry.

C. DELIBERATIONS

- MEETING MINUTES
 - April 5, 2016
- DETERMINATIONS
 - Completed Public Hearing Items from this Agenda

D. CLOSING of MEETING

- CORRESPONDENCE / GENERAL DISCUSSION
- MEETING ADJOURNMENT

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

- PENDING APPLICATIONS – None