

**ZONING BOARD OF APPEALS  
Monroe, Connecticut**

**MEETING MINUTES  
April 5, 2016**

**Meetings are Video and Audio Recorded**

**Meeting:** Zoning Board of Appeals  
Regular Meeting – June 2, 2015  
7 Fan Hill Road, Town Hall, Council Chambers

**Present:** James Wendt, Chairman  
Marion Callo, Secretary  
Michael Pinto (alternate) - Seated  
Ryan Condon (alternate) - Seated

**Absent** Robert Saraco, Jr.  
Dominic Paniccia  
Vacant Board Member Seat  
Ben Maini (alternate)

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

**OPENING OF MEETING**

**Call to Order and Roll Call** – Chairman Wendt called the meeting to order at 7:34 p.m and Bard members were seated on a roll call with seating of alternates Pinto and Condon.

**Election of Officers** – Lacking full Board membership as required by the Bylaws, the election of new officers was tabled.

**PUBLIC HEARINGS**

- **ZBA-2016-01, File #1381 – 342 Monroe Turnpike, Assessor Map 22, Lot 13**  
Application of property owner Jose E. Madera, for area variances of 5.1.6 of the Zoning Regulations for property located in a Limited Office Retail (LOR) District to permit the following:
  - Side yard setback of 10 feet in lieu of the required 30 feet for construction of a handicap access
  - Side yard setback of 12 feet in lieu of the required 30 feet for construction of an accessory underground storm drainage structure facility.

Secretary Callo read the Public Hearing Notice.

Larry Edwards, Professional Engineer & Surveyor, represented the applicant, Jose E. Madera, described the geographic location of the property and reviewed the history of the property which preceded Planning & Zoning regulations enacted in the Town of Monroe. The applicant wants to redevelop the property into a dental office as permitted in the LOR District.

Mr. Edwards provided visual presentation to illustrate the property as well as the two variances being requested. The first area variance is to permit the construction of a handicap access ramp into the building from the parking area, which would be located on the rear side of the building as the front of the building is located within 7 feet from the adjacent property line and does not have enough setback to implement any additional modifications to the front of the structure and secondly, a front handicap entrance ramp would intrude and not allow for a uniform parking area on the redeveloped site. The second area variance is to permit the construction of a subsurface storm detention system under the proposed new parking area to support the dentist office, which under current regulations, would be constructed within the building setbacks. Concern of other locations would be proximity to the septic and to the building foundation. A separation of approximately 25 feet is needed to avoid potential infiltration back into the building or into the septic system.

The proposed storm detention system would be constructed fully underground in the same footprint of the new parking area so it would not be in an area where landscaping would otherwise be displaced. The existing garage also currently in the building setback area will be removed resulting in a new reduction of encroachments into the side yard area.

The location for the proposed dumpster as shown on the plans would be revised to shift its location so it complies with setbacks.

Chairman Wendt and Secretary Callo inquired as to whether the building would be also used as a residence or solely as a dental office, and if there were any septic setbacks. Mr. Edwards explained that the office would be utilized solely as a first floor dental office with second floor storage and administrative use, that there were no septic conflicts for this site with adjoining parcels.

A question of if there was comparability between commercial septic and residential septic and which type of septic this site had was raised. Mr. Edwards explained that the current septic would be eliminated and new septic system constructed to support the proposed dentist office. A new well would also be drilled in the front of the building, as public water is not presently unavailable to the site.

Chairman Wendt noted for the record that there were no members of the public in attendance and thus no public comments. Polling the Board and hearing no objections, Chairman Wendt closed the public hearing.

**NEW AND ONGOING BUSINESS**

- **Meeting Minutes / Correspondence**

**October 6, 2015 Minutes**

**MOTION:** Pinto – To approve the meeting minutes for October 6, 2015 as drafted.

**SECOND:** Callo

**VOTE:** 3-0-2 Approved

**Ayes:** Wendt, Callo, Pinto

**Nays:** None

**Abstain:** Condon

- **Deliberations / Determinations**

**ZBA-2016-01, File #1381 – 342 Monroe Turnpike, Assessor Map 22, Lot 13**

**MOTION:** Callo – To approve the area variances per application ZBA-2016-01.

**SECOND:** Pinto

**VOTE:** 4-0-0 – Approved

**Ayes** Wendt, Callo, Pinto, Condon

**Nays** None

**Abstain** None

- **Meeting Adjournment**

Planner Agresta invited the Board members to the scheduled initial public information meeting to be held on April 20, 2016 in regard to the Joint traffic and planning study with Monroe, Trumbull, MetroCOG, and CTDOT regarding significant portions of Routes 111 and 25. The meeting would be held at the Monroe Elementary School Café.

Chairman Wendt adjourned the meeting at 7:58 pm.

Respectfully submitted,  
Rebecca Wood, Recording Clerk