



TOWN OF MONROE

PLANNING & ZONING ADMINISTRATOR

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452- 2812
www.monroect.gov

Date: 2/23/2024

To: Planning and Zoning Commission

From: Kathleen Gallagher, PLA Planning and Zoning Administrator

Cc: James DiMeo, P.E. Town Engineer

Subject: 269 Purdy Hill Road Special Exception Permit Application – Subdivision Application / Zone Boundary Change / Special Exception Permit Amendment

Submission Data:

- Zone boundary change petition application, 269 Purdy Hill Road, received February 8, 2024
- Permit approval amendment modification application, 269 Purdy Hill Road, received February 8, 2024
- Subdivision & Resubdivision application, 269 Purdy Hill Road, received February 8, 2024
- Zone change map, prepared for cutlers farm crossing, purdy hill road & cutlers farm road in Monroe Connecticut, scale 1"=100', dated January 13, 2024, prepared by J. Edwards & Associates, LLC
- Subdivision Map, Sound II home builders llc, prestige place Monroe Connecticut, Scale 1"=50', Dated February 1, 2024, prepared by J. Edwards & Associates, LLC
- Site plan, purdy hill road & cutlers farm road Monroe , Connecticut, prepared for Sound II builders, llc, Scale 1"=40, Dated 5-9-16, Revised to 0/08/24, Prepared by Spath-Bjorklund Associates, LLC

Application Number: SEP-2019-11-A2 (File#1619), SUB 2024-02 (File#1275) & ZCA 2024-02 (File #1028)

Location of Development: 269 Purdy Hill Road

Assessor Map: 21/18

Zoning: ARR

Lot Size: 1.086

Other Approvals Granted:

ZBA Variances Granted: ZBA-2024-01 (File #1422) on January 9, 2024 (ARR Acreage)

Inland Wetland: IWC-2019-06-A1, (File No.1226) on August 23, 2023 (Subdivision)

PLANNING AND ZONING COMMENTS

Zone Change Map:

- Fill in reference to approved Variance ZBA-2024-01 (File #1422) approved January 9, 2024

Site Plan

- Update revision date to a valid date month and year. Latest revision date is 0/08/24