



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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

REGULAR MEETING AGENDA February 15, 2024 – 7:00 PM

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

THIS MEETING MAY BE ACCESSED BY THE PUBLIC EITHER IN-PERSON OR ELECTRONICALLY IN REAL-TIME AS SET FORTH HEREIN BELOW

NOTICE: THIS MEETING WILL BE CONDUCTED IN PART VIA ELECTRONIC EQUIPMENT PURSUANT TO CONNECTICUT LAW

All participants may attend in-person or remotely as follows:

Via computer, tablet or smartphone:

Join Zoom Meeting

<https://us06web.zoom.us/j/87224337854?pwd=jbUvq5l3h8Pup4RPtWO2vKkNSf4sYx.1>

Meeting ID: 872 2433 7854; Passcode: 665059; Phone: +1 929 205 6099 US

Please note:

- This meeting will be recorded and made available on the Town's website pursuant to state law.
- If you are attending remotely, please remember to mute your microphone unless you are speaking.
- Anyone participating remotely should state their name and title, if applicable, at the outset of each occasion that such person is speaking.
- All votes taken during which any member of this body is participating remotely shall be taken by roll call, unless the vote is unanimous.
- The chat features will not be utilized nor considered during this meeting.

A. OPENING of MEETING

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL & SEATING OF ALTERNATES (if required)**
- 3. GENERAL PUBLIC PARTICIPATION PERIOD**

B. PUBLIC HEARINGS

SUB-2023-04, File #1273C, 127 Main Street

Subdivision Application for a map amendment for proposed subdivision at 127 Main Street. (Assessor Map 012, Lot 9); Pondview, LLC (owner), Solli Engineering, LLC (representative). Continued from 1/18/24.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

None

D. DELIBERATIONS/DETERMINATIONS

1. PENDING APPLICATION DELIBERATIONS/DETERMINATIONS Selected items from this Agenda – as determined by the Commission.

E. NEW APPLICATIONS

SUB-2024-01, File #1274C, 707 Monroe Turnpike

Subdivision Application for proposed two-lot subdivision located at 707 Monroe Turnpike (Assessor Map 063, Lot 005), The Saint Jude Roman Catholic Church Corporation (owner), Town of Monroe (applicant).

SEP-2022-04-A1, File 1644A, 1271 Monroe Turnpike

Permit Approval Amendment Modification Application for proposed increase in construction of detached single-family units from 19 to 25 at the age-restricted development (The Ridge at Monroe) located at 1271 Monroe Turnpike (Assessor's Map 134, Lot 30), 1271 Monroe Turnpike, LLC (owner), J. Edwards & Associates, LLC (representative). Public Hearing 3/7/24.

SEP-2024-02, File 1661A, 205 Spring Hill Road

Special Exception Permit application for industrial warehouse facility. Public Hearing 3/21/24.

SEP-2024-03, File #1662, 515-517 Main Street

Special Exception Permit Application for proposed SDD #5, self-storage facility at 515-517 Main Street. (Assessor Map 57, Lot 4-1 & 4.2); Cohen and Thomas (applicant), J. Edwards & Associates, LLC (representative). Public Hearing 3/7/24.

ZCA-2024-02, File #1028, 269 Purdy Hill Road

Zone Boundary Change petition application proposed for 269 Purdy Hill Road (Assessor's Map 21, Lot 18), from ARR to RF1. Sound II Home Builders, LLC (owner), Cohen and Thomas (applicant), J. Edwards & Associates, LLC (representative). Public Hearing 3/7/24.

SEP-2019-11-A2, File #1619, 269 Purdy Hill Road

Special Exception Permit Amendment Modification Application to separate the single-family parcel from the ARR development per ZBA approval and amend the site plan to include on the remaining 9.001 acres at 269 Purdy Hill Road (Assessor's Map 21, Lot 18). Sound II Home Builders, LLC (owner), Cohen and Thomas (applicant), J. Edwards & Associates, LLC (representative). Public Hearing 3/7/24.

SUB-2024-02, File #1275, 269 Purdy Hill Road

Subdivision Application for a proposed two-lot subdivision located at 269 Purdy Hill Road (Assessor's Map 21, Lot 18). Sound II Home Builders, LLC (owner), Cohen and Thomas (applicant), J. Edwards & Associates, LLC (representative). Public Hearing 3/7/24.

F. OTHER BUSINESS

- 1. PENDING MEETING MINUTES: None**
- 2. ZONING/PLANNING MATTERS: Request for bond release: 1565 Monroe Turnpike**

3. CORRESPONDENCE

4. COMMISSION REPORTS

- Chairman's Report
- Commissioner's Reports
- Land Use Staff Reports

5. MEETING ADJOURNMENT