



TOWN OF MONROE

ARCHITECTURAL REVIEW BOARD

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2812

www.monroect.gov

REGULAR MEETING MINUTES May 12, 2026 – 7:00 PM

Attendance: Alayna Falco, Chairwoman, Ray Ganser, and Cathy Lindstrom

Absent: None

Staff: Kathleen Gallagher, Planning and Zoning Administrator

Guests: Jim Rotunda from Pereira Engineering, John Wypychoski, Dir. of Development, Town Fair Tire, David D'Ausilio, owner of 508 Monroe Turnpike, Hans Schuurmans of HJS Projects LLC, Mitch DeEsso, Stephen Shapiro

CALL TO ORDER:

The meeting was called to order at 7:00 pm

General Public Participation: None

Approval of Minutes:

Motion to accept meeting minutes from July 19, 2025 made by Board Member Ganser, seconded by Board Member Lindstrom; motion passed three (3) to zero (0).

Application Review:

ARB-2026-01, File #31: 508 Monroe Turnpike

Jim Rotunda from Pereira Engineering was present on behalf of the applicant, along with John Wypychoski, Director of Development, Town Fair Tire. Mr. Rotunda reviewed the application. The ARB has received two versions of the application, with the most up-to-date version showing only one garage door at the front of the building in order to address the neighboring community's concerns related to noise. The building is existing, and the proposed changes to the façade would include paint and signage. The applicant presented a gray scheme and a "flower pot" red for the exterior.

Comments / Recommendations from ARB Members:

Board Member Lindstrom expressed concerns about vehicle circulation and exterior tire storage. Mr. Rotunda reviewed the floor plan and stated that no tires would be stored outside. Board Member Ganser stated that he liked the flower pot red scheme. Board Member Falco also agreed with the flower pot red scheme. Board Member Lindstrom had some additional questions about the red color and asked about lighting. K. Gallagher described the existing lights and stated that the application did not include changing the lighting.

Consensus of ARB Board:

The ARB Members were supportive and concluded that their preference would be the “flower pot red” color for the building.

A motion for consensus was motioned by Board member Lindstrom to provide a favorable report to the Planning and Zoning Commission, seconded by Board Member Ganser; motion passed by a three (3) to zero (0) vote.

ARB-2026-02, File #32: 715 Main Street

Comments / Recommendations from ARB Members:

Hans Schuurmans of HJS Projects, LLC presented the project. Mitch DeEsso and Stephen Shapiro were also in attendance. Mr. Schuurmans reviewed the exterior façade of the building and presented images.

Comments / Recommendations from ARB Members:

Board Member Lindstrom requested to see the awning color and questioned whether there would be solar panels. The applicant stated no solar panels were planned at this time. Board Member Ganser requested to see actual samples and expressed concern with the view of mechanicals from the road.

Consensus of ARB Board:

The ARB Members were supportive and concluded that the project was in good architectural character, with the understanding that applicant would provide the following material to the Planning and Zoning Commission:

- 1) Provide physical samples of the proposed façade materials
- 2) Provide definitive color selections for all awnings
- 3) Provide a detailed mechanical layout demonstrating the placement and screening of all rooftop and ground level mechanical equipment to ensure that such equipment would not be visible from the road.

A motion for consensus was motioned by Board member Ganser to provide a favorable report to the Planning and Zoning Commission, seconded by Board Member Lindstrom; motion passed by a three (3) to zero (0) vote.

General Correspondence / Other Business: – None

Follow-Up of Previous Applications: - None

Adjournment: 7:19pm

Next Meeting: June 9, 2026

Respectfully submitted,
Kathleen Gallagher, Planning and Zoning Administrator