



TOWN OF MONROE

PLANNING AND ZONING COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2809
<http://www.monroect.gov>

Minutes of May 9, 2024 Special Meeting Meetings are Video and Audio Recorded

Present: Michael O'Reilly, *Chairman*
Ryan Condon, *Secretary*
Bruno Maini, *Vice Chair*
Robert Westlund, *Commissioner*
Leon Ambrosey, *Commissioner*
Domenic Paniccia, *Alternate*
Dominic Smeraglino, *Alternate*
Nicole Lupo, *Alternate*

Absent: *None*

Also Present: Kathleen Gallagher, *Planning and Zoning Administrator*; Thomas Noonan, *ZEO*

A. OPENING of MEETING

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chairman O'Reilly called the meeting to order at 7:04 p.m.

PZA Kathleen Gallagher clarified that the application for 707 Monroe Turnpike is being removed from the agenda. A discussion re: municipal exemption needs to be added to the agenda.

Nicole Lupo made a motion to add discussion pertaining to the municipal exemption to the Planning and Zoning Matters portion of the agenda. Commissioner Smeraglino seconded the motion and it passed unanimously.

2. ROLL CALL & SEATING OF ALTERNATES

3. GENERAL PUBLIC PARTICIPATION PERIOD

None

B. PUBLIC HEARINGS

None

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

SUB-2024-03, File #1276, 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). Removed from discussion.

D. DELIBERATIONS and DETERMINATIONS

SEP-2023-11, File #1659A, 139, 141 & 201 Turkey Roost Road and 30 Cobblers Hill Court

Special Exception Permit for proposed construction of 99 dwelling units served by 5,950 linear feet of driveway located at 139, 141 & 201 Turkey Roost Road and 30 Cobblers Hill Court, (Assessor Map #107, Lots #003, 004, 008/1, 008/2). Quarry Ridge Associates, LLC (owner), J. Edwards & Assoc., LLC (representative). Continued from 4/9/24.

Consulting Attorney Charles Andres was present for this discussion. PZA Gallagher reviewed the proposed conditions of approval in detail.

Chairman O'Reilly opened the deliberations and noted the studies, supporting presentations and alterations made by the applicant during the course of the public hearing. Commissioner Ambrosey noted his concern regarding two zoning designations. Atty. Andres displayed and reviewed ZR §1.9.3 concerning a lot with split zones and noted that this regulation was not in effect until 2013.

Affordable housing and staging was discussed. After a short recess to, K. Gallagher reviewed construction sequencing.

Commissioner Westlund motioned to approve SEP-2023-11 and Commission Condon seconded the motion. The motion passed 3-2. Commissioners Ambrosey and Maini voted nay.

E. NEW APPLICATIONS

SEP-2018-03-A4, File #1598A: 205 Monroe Turnpike

F. OTHER BUSINESS

1. MINUTES: 4/18/24

Commissioner Westlund motioned and Commissioner Condon seconded the motion to approve the 4/18/24 meeting Minutes as submitted. The motion passed unanimously.

2. ZONING/PLANNING MATTERS

Re: Municipal Exemption

A motion was made by Commissioner Condon with a second from Commissioner Maini to put forth a favorable referral to Town Council. The motion passed unanimously.

3. CORRESPONDENCE

4. COMMISSION REPORTS

The next Regulations Subcommittee meeting is scheduled for 5/20/24.

The next regular meeting scheduled for 5/16/24 is cancelled.

1536/1564 Monroe Turnpike Site Walk: K. Gallagher will inform commissioners when site walks can be conducted on an individual basis.

K. Gallagher questioned what information is needed or desired for a possible flag lot. Town Eng. DiMeo stated that the Health Dept. would require test pits and septic designs to order to prove feasibility for the lots. Subdivision Regulations will also have to be followed especially as it relates to interior lots.

- Chairman's Report
- Commissioner's Reports
- Land Use Staff Reports: Thomas Noonan was present and reviewed violations at the below addresses:
36 Barn Hill Road
207 Barn Hill Road
216 Cutlers Farm Road
82 Hannah Lane
909 Main Street
596 Monroe Turnpike
15 Oak Ridge Road
114 Old Zoar Road
479 Wheeler Road

Glen Snajder, 210 Cutlers Farm Road, acknowledged progress made on numerous complaints re: 216 Cutlers Farm Road but expressed frustration at the ongoing nature of the complaint.

Commissioners would like feather flags pulled.

5. MEETING ADJOURNMENT

Commissioner Maini made a motion to adjourn the meeting at 8:25 p.m. Commissioner Ambrosey seconded the motion. The motion passed unanimously.

Respectfully submitted by:
Kristi Reilly