



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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

REGULAR MEETING AGENDA April 4, 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/85942882114?pwd=kFkv3iMr3f5slHgTA9OdbbHmzCy3b.1>

Meeting ID: 859 4288 2114; Passcode: 475782 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

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

Special Exception Permit for proposed construction of a 31,200 SF industrial warehouse facility with associated driveways, parking lots, drainage and utilities located at 205 Spring Hill Road (Assessor Map #5, Lots #10). GP 205 Spring Hill LLC (owner), Solli Engineering, LLC (representative). Continued from 3/21/24. POSTPONED UNTIL MEETING OF 4/18/24.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

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).

D. DELIBERATIONS/DETERMINATIONS

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

E. NEW APPLICATIONS

F. OTHER BUSINESS

1. PENDING MEETING MINUTES:

2. ZONING/PLANNING MATTERS:

SEP-2019-01, File #1662, 17 Enterprise Drive: Request for bond release

3. CORRESPONDENCE

4. COMMISSION REPORTS

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

5. MEETING ADJOURNMENT