



TOWN OF MONROE

PLANNING AND ZONING COMMISSION

Regulations Subcommittee

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2812
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Minutes of February 9, 2026 Special Meeting Town Hall

Present: Michael O'Reilly, Chairman
Dominic Smeraglino
Robert Westlund
Bruno Maini

Absent: Leon Ambrosey
Nicole Lupo

Also present: Kathleen Gallagher, *Planning and Zoning Administrator*
Domenic Paniccia, *Planning and Zoning Commission Alternate*
William Holsworth, *Economic and Development Director*

1. CALL TO ORDER

Meeting called to order at 5:30 p.m.

2. APPROVAL OF MINUTES

Motion: Westlund
To Approve 10/23/25 Meeting Minutes
Second: Smeraglino
Motion Passed 3-0-1
Aye: O'Reilly, Westlund, Smeraglino
Nay: None
Abstain: Maini

3. NEW BUSINESS

1. **715 Main Street: Mixed-Use project**

Stephen Shapiro presented the project. The owner, Mitch DeEsso was in attendance. Mr. Shapiro gave a brief overview of the project and showed renderings. He noted that this had been previously discussed by the commission and was viewed favorably at that time.

K. Gallagher noted that the reason this is back in front of subcommittee is that House Bill 8002 will allow multi-family development through a summary review. It would be permitted under the new

House Bill. Those text changes are due July 1; however, if we do a simple zone change now, the project can come in for approval prior to the text change.

The Board agreed that it was favorable in the past and due to the new house bill K. Gallagher should draft up the zone change and present it to the Planning and Zoning Commission.

2. 835 Monroe Turnpike: 3 Lot Subdivision

Gregory H. Pidluski, Professional Engineer / Land Surveyor, presented the project. The owner, Michael Jordan was in attendance as well as the developers, Joe Giacobbe and Joseph Giacobbe. Mr. Pidluski reviewed the proposed 3 lot subdivision. The project is in the historic district and includes wetlands. The project proposes a shared driveway for all three lots.

Ms. Gallagher noted that the zoning regulations do not permit a shared driveway in the way they are proposing it and that not only would they have to put in applications related to the historic district and wetlands but would need a variance. In addition, they would need the Planning and Zoning Commission to make the determination that “the development of the interior lots is in the best interest of the Town of Monroe, that will allow property and orderly utilization of the land for residential purposes”.

Board Member Westlund said he had concerns about the shared driveway and believed the intent of the interior lot regulations was to avoid shared access driveway. Several other Board Members stated they had similar concerns.

The applicant asked if a private road configuration would change anything and Ms. Gallagher stated we could have a meeting with the Town Engineer to discuss. Ms. Gallagher and the applicant will schedule.

3. 1, 7 & 15 Main Street: Overall Discussion

Chris Romano presented stating that he is helping the family develop the property. The owner, Mitch DeEsso, was also in attendance. Mr. Romano asked what type of project the Town would like to see and noted he understands it is one of the entrance parcels to the Town. Restaurants and commercial retail were discussed. The difficulties of the terrain were discussed as well as the potential option to crush on site.

The applicant is going to review with some potential developers and stated that they hope to develop the property.

4. Public Act 25-1 / HB 8002: Initial Summary Review

Ms. Gallagher review Public Act 25-1 / House Bill 8002. Ms. Gallagher reviewed the commercial to residential conversion, changes to parking requirements and the growth management plan.

Next steps is for Ms. Gallagher to review our current residential and multi-use regulations in order to be in compliance with the House Bill. Another subcommittee meeting will be schedule at the P&Z Meeting on the 19th.

4. ADJOURNMENT

Meeting adjourned by Chairman O'Reilly at 6:52 pm.

Respectfully submitted by:
Kathleen Gallagher