

July 17, 2025

Mr. Michael O'Reilly
Chair, Town of Monroe Planning & Zoning Commission
7 Fan Hill Road
Monroe, CT 06468

Re: SEP-2025-02, File #1666, 2 Victoria Drive Application for 10,000 SF Daycare Facility

Chair O'Reilly,

This office represents Sentro, LLC ("Applicant"), the applicant for the above-referenced Special Exception Permit. Please accept this narrative for the record which supports the Applicant's position that the above-referenced application ("Application") satisfies the Standards for Special Exception Permit Uses as found in Section 8.2.2 of the Town of Monroe Zoning Regulations.

- A. That the location and size of the use, the nature and intensity of the operations and traffic involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to the type, arrangement and capacity of streets giving access to it and the hours of operation are such that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is located.
- The proposed use is surrounded on three sides by industrial zoning districts (I-3). See attached Exhibit A. These industrial uses are much more intensive uses than the child day care use proposed in this Application. The proposed hours of operation (approximately 6:30am – 6:30pm) will be more constrained than the adjacent uses. The proposed use may be considered an asset for the adjacent office and warehouse uses which are likely staffed by many employees that require child day care.
- B. The proposed use is consistent with the Plan of Conservation and Development.
- The POCD aims to provide high-quality facilities and services to residents, property owners, business owners, and visitors in a fiscally responsible manner. A child day care facility aligns with this goal by enhancing community services, supporting families, and potentially attracting new residents who value accessible child care options.
 - Community feedback indicates a desire for services that support families and enhance quality of life. A child day care facility would directly support these community priorities by providing essential services to families with young children.

- A child day care facility would be consistent with Monroe's POCD by supporting the town's goals of providing high-quality services, enhancing community facilities, and supporting families. It aligns with the vision of maintaining a vibrant economy and community while balancing growth with environmental and infrastructural considerations.
- C. That the location, nature and height of buildings and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- The proposed use is well screened for the majority of three property boundaries (with the exception of the ingress/egress) by the adjacent inland wetlands and watercourses, natural vegetation, proposed landscape planting plan, as well as the proposed open space easement area. The height, bulk, and aesthetic of the proposed building is keeping with the commercial uses in the vicinity. Additionally, the proposed use is compatible (and perhaps synergistic) with the nearby youth soccer/athletic facility and indoor jungle gym.
- D. That the operations of the proposed use will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity or flashing of lights.
- The Application proposes parking lot lights which will be adequately screened from adjacent properties by virtue of design as well as by the previously mentioned vegetated buffer. The main source of noise from the proposed use will be due to the outdoor play and exercise area which will only be used during normal business hours.
- E. That safe, sanitary sewage disposal will be provided by means of a public sewer line, treatment plant or subsurface sewage disposal system subject to approval by state and/or local authorities.
- A subsurface sewage disposal (septic) system will be designed that is satisfactory to, and subject to approval by, the local health department.
- F. That the parking areas to be provided will be of adequate capacity for the particular use, properly located and suitably screened from adjoining residential uses and abutting properties; and that the entrance and exit drives shall be laid out so as to achieve maximum safety and acceptable level of service.
- The project engineer has designed the parking lot and curb cuts so as to not only provide adequate parking for the daycare staff and visitors, but has also deemed the ingress and egress adequate for the anticipated traffic at the facility. The Applicant is proposing a total of 43 parking spaces and thirteen (13) deferred parking spaces which more than satisfies the needs of the proposed user.

- G. That the comments and recommendations of town staff and consultants, as well as other involved commissions, boards, committees and agencies have been duly considered.
- The comments and recommendations of town staff have not only been considered but also addressed, through plan revisions where appropriate.
- H. That, where applicable, verification of all approvals of other governmental agencies, commissions or boards have been secured by the applicant, as evidenced by certification by such agencies, commissions or boards.
- The Town of Monroe Inland Wetlands Commission approved this application with conditions on June 11, 2025.
- I. That the proposed use will not require such additional public facilities or services or create such fiscal burdens upon the Town greater than those which characterize uses which do not require a Special Exception Permit.
- The Applicant believes that the proposed use does not create additional burdens for public facilities or services, and, will likely provide a service that the Town may otherwise need to provide (early childhood care and education).

Thank you for your careful consideration of my client's Application. We will be available at your July 17, 2025 regularly scheduled meeting to further discuss the Application and answer any question that the Planning and Zoning Commission may have.

Sincerely,



Brian L. McCann

EXHIBIT A – ZONING MAP EXCERPT

