



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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

REGULAR MEETING AGENDA December 07, 2023 – 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:

<https://us06web.zoom.us/j/85457610344?pwd=7a2mjaNco7y2Gir8lsfxDAa9pgLPn2.1>

Via phone at: 1-929-205-6099, Meeting ID: 854 5761 0344 Passcode: **230499**

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

ZCA-2023-05, File #1026D: 215 Monroe Turnpike

Zone Boundary Change Petition Application from LOR w/ MDD Overlay to SDD at 215 Monroe Turnpike. O'Reilly Automotive Stores Inc., owner; Bohler Engineering MA, LLC, representative. Continued from 11/16/23.

SEP-2023-10, File #1658A, 215 Monroe Turnpike

Special Exception Permit application for proposed development of 7,453 sf O'Reilly Auto Parts store and associated site development at 215 Monroe Turnpike. O'Reilly Automotive Stores Inc., owner; Bohler Engineering MA, LLC, representative. Continued from 11/16/23.

EFP-2023-04, 64 Cambridge Drive & 4 Independence Drive

Excavation/Filling Permit Application for 64 Cambridge Drive & 4 Independence Drive (Assessor's Map 94, Lot 15/00 & 15/28), Astro Land Holdings, LLC & Spacely Land Holdings, LLC, owners; Solli Engineering, LLC, representative. Continued from 11/16/23.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

None

D. DELIBERATIONS/DETERMINATIONS

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

RAA-2023-10, File #1033E, 588 Pepper Street

Petition for Regulation Amendment to amend the Zoning Regulations Sections §2.2.1, 10.1 & 10.2, to create Sorting and Handling Facility use within I-2 zone. Solli Engineering, LLC, applicant. Public Hearing Closed 11/2/23.

RAA-2023-11, File #1034E, 1271 Monroe Turnpike

Regulation Text Amendment Petition Application to reduce allowable bedrooms in detached units from 3 to 2 and to reduce the required separation between detached units from 35' to 25' at 1271 Monroe Turnpike. 1271 Monroe Turnpike, LLC, owner; J. Edwards & Associates, LLC, representative. Public Hearing Closed 11/16/23.

E. NEW APPLICATIONS

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

Special Exception Permit for proposed construction of 99 single-family detached dwellings served by 5,950 linear feet of driveway located at 139, 141 & 201 Turkey Roost Road and 30 Cobblers Hill Court. Public Hearing scheduled for 1/4/24.

RAA-2023-12, File #1035E, 205 Monroe Turnpike

Regulation Amendment Text Amendment to Amend §8.2.3, 205 Monroe Turnpike. Public Hearing 1/4/24.

SUB-2023-04, File #1273C, 127 Main Street

Subdivision Application for map amendment.

SDP-2024-01, File #157, 515-517 Main Street

Site Development Plan Application for SDD #5, self-storage facility at 515-517 Main Street. Public Hearing 1/18/24.

ZCA-2024-01, File #1027D, 515-517 Main Street

Zone Boundary Change Petition Application from B-1 and small portion of RF-1 to SDD #5. Public Hearing 1/18/24.

F. OTHER BUSINESS

1. **PENDING MEETING MINUTES: None**
2. **ZONING/PLANNING MATTERS**
3. **CORRESPONDENCE**
4. **COMMISSION REPORTS**
 - Chairman's Report
 - Commissioner's Reports
 - Land Use Staff Reports
 - Election of Officers
5. **MEETING ADJOURNMENT**