



ZONE BOUNDARY CHANGE PETITION APPLICATION

TOWN OF MONROE
PLANNING & ZONING DEPT.
7 Fan Hill Road, Monroe, CT 06468
(203) 452-2812
www.monroect.gov

ZCA - _____
File Number _____

Project Name: 909 -

Street Address: 909 MAIN ST

Subject Property – Assessor Map Number: 103 Lot Number: 014/00 Lot Acreage: 2.98

Existing Zoning District: 1-1 Existing Acreage: 2.98

Proposed Zoning District: B-2 Changed Acreage: 2.98

❖ **TAKE NOTE:** *It is the applicant's responsibility to provide all the information the Commission will need in order to process the application and make a fair determination of the issues. If an applicant fails to supply timely or sufficient information, it may result in delay, denial of the application, or both. Applicants are highly recommended to be represented by qualified representatives and to consult the Town of Monroe Plan of Conservation and Development, as well as the detailed application requirements and standards set forth in the Town of Monroe Subdivision, Zoning and Inland Wetlands Regulations.*

- **Pre-Submission Conference** – Contact the Planning and Zoning Administrator (203-452-2812) to schedule one or more preliminary pre-submission conferences with staff (*this is highly recommended*).
- **Formal Application Submission** – Provide **eleven (11) paper application sets** (*plans folded and materials collated into individual sets*) and **one (1) digital pdf by CD/email or link** including the following: (a) signed application form; (b) supporting application narrative; (c) supporting investigative and impact analyses reports; (d) 500-foot abutters list; and (e) complete set of Zone Change Plans. The application submission will be reviewed by the **Commission** and the Town's **Application Review Team (ART)** consisting of Department Staff from Planning and Zoning, Engineering, Wetlands, Fire Marshal, Police (traffic authority), Health and Building. **You must submit the complete application as a combined PDF. Staff will not process the application digitally unless all submissions are combined.**
- **Project Timeline** – Following official receipt of an application, a **Project Timeline** listing milestone dates and actions to be followed during the review will be emailed to the applicant's Primary Project Contact.
- **Sealed and Certified Plans** – All plans (shall be folded) and/or reports prepared by engineers, surveyors, landscape architects and architects must include an original seal and live signature certification.

APPLICATION FEE

Zoning Boundary Change Petition Base Fee:..... \$ 675.00
Connecticut State Surcharge..... \$ 60.00

Payable to the Town of Monroe TOTAL APPLICATION FEE: \$ 735.00*

*Include driver's license number and telephone number on fees paid with a personal check.

APPLICATION INFORMATION

1. Where is the property deed found in the Monroe Land Records?

a) Date: 12-01-2008 Volume: 1569 Page: 0259

2. What is the origin of the application property (i.e., when and how was the current property created)?

List recorded maps, previous subdivision / resubdivision, lot line adjustments, etc:

NO ADJUSTMENTS - ZONE I1

3. Supporting Maps and Project Narrative:

Refer to Zoning Regulations §9.2

- Attach all required Rezoning Maps and Project Narratives as required by the Zoning Regulations.
- Attach a written Metes and Bounds description of just the area proposed to be rezoned.
- Attach a list of current property owners within 500 feet as required by the Zoning Regulations.

PRIMARY PROJECT CONTACT

4. Primary Contact Name:

MICHAEL PORCO - PORCO CONSTRUCTION

Business Address: P.O. BOX 69 NEWTOWN CT 06470

Phn/Cell: _____ Email: MIKE.PORCOCONSTRUCTION@GMAIL.COM

The Primary Project Contact will be sent all correspondence (primarily via email) during the course of the project review and is responsible for distributing to the other project representatives.

PROJECT TEAM INFORMATION

5. Owner's Name:

MICHAEL PORCO

Address: P.O.B - 69 NEWTOWN CT 06470

Phn/Cell: 203-733-9333 Email: MIKE.PORCOCONSTRUCTION@GMAIL.COM

6. Applicant's name:

SAME

Address: _____

Phn/Cell: _____ Email: _____

Interest in property: Owner Contract Vendee Tenant Other _____

7. Application Professionals

Name

Phone/Cell

Email

Surveyor: STUART SOMMERS 203 264 8511 JS

Engineer: JOHN MACK SAME JMACK@STUARTSOMMERS.COM

Landscape Architect: _____

Architect: _____

Other: _____

8. Is the property located within a flood plain?

No Yes If "yes" 100-year 500-Year – **Contact Flood Plain Administrator at 203-452-2812**

9. Is the property located within 500 feet of a town boundary?

No Yes **Abutting town(s):** NEWTOWN _____

10. Is the property subject to an existing conservation or preservation restriction (i.e., Conservation Easement)?

No
 Yes

Provide a notarized statement pursuant to CT Public Act 05-124 indicating:

- **Written notice of such application has been sent by certified mail, return receipt requested, not later than sixty (60) days prior to the filing of the application to the party holding the conservation or preservation Restriction; OR**
- **In lieu of notice, provide a letter from the holder or holder's authorized agent, verifying that the application is in compliance with the terms of the restriction.**

11. Is the property located within a public water supply watershed?

No
 Yes

Name of watershed: _____

NOTE: Within seven (7) days of application submission, the applicant is required to also send a copy of the application to the Aquarion Water Company of Connecticut, 714 Black Rock Road, Easton, CT 06612, and to the Connecticut Commissioner of Public Health, 410 Capitol Avenue, Hartford, CT 06106; and provide evidence documenting same to the Planning and Zoning Department.

12. Are there inland wetlands, watercourses, lakes or ponds or other water related resources on or within 100 feet of the property; and/or is there a named watercourse within 150 feet of the property?

Attach Soil Scientist inspection report/verification and delineation report and survey map.

No Yes Area of property regulated 0.116 (ac) 0.04 (% of property)

Contact the Inland Wetlands Department 203-452-2809 prior to proceeding with this application.

13. Previous or Current Wetland Permits or Violations for Property (list Wetland File #s and dates):

_____ NONE _____

14. What is the current status of the property?

Undeveloped Developed

Attach a separate narrative describing existing site conditions (vegetation cover, development, etc).

VACANT LAND

15. Is the property to be rezoned contiguous to an existing like zoning district?

No Yes

Attach a separate narrative with graphic illustration detailing response.

16. Will the proposed zone boundary change create any non-conforming condition in regard to lot configuration or existing use or existing development of the property?

No Yes

Attach a separate narrative detailing response.

17. Is public water service available at this property?

- No private well water main extension no water service
- Yes connected proposed connection not planning connection
- Nearest public water main: Location 909 MAIN ST Distance: FRONTAGE (ft)

18. Is the property suitable for onsite septic disposal sufficient to support the range of permitted uses allowed in the proposed zoning district reclassification?

- No Yes **Attach a separate narrative detailing response.**

19. Is the property suitable for onsite stormwater management treatment controls sufficient to support the extent of development potential allowed in the proposed zoning district reclassification?

- No Yes **Attach a separate narrative detailing response.**

20. Describe existing lot frontage, road access and potential sight line conditions, as well as their sufficiency to support the range of permitted uses allowed in the proposed zoning district reclassification.

Attach a separate narrative and graphic illustrations detailing response.

500.2 FT WITH SIGHT LINE DESIGNATED BY STATE.

21. Describe topographic conditions and assess to what extent slopes 15% and greater may limit development potential or which otherwise require specialized engineering to support future development?

_____ ac (25% and greater) _____ ac (15-15%) _____ ac (10-15%) 2.98 ac (0-10%)

Attach a separate narrative with a Slopes Map showing the location and acreage of sloped areas:

22. Will the proposed zone boundary change impact existing or necessitate new Town infrastructure facilities?

- No Yes **Attach separate narrative detailing response.**

23. How will abutting properties be directly or indirectly affected by the proposed zone boundary change (changes to setback and buffer requirements, compatibility of uses between different zones, future potential development related issues such as traffic generation, noise, visual, community character, etc)?

Attach a separate narrative and graphic illustrations detailing response.

R B Z ZONE WOULD HAVE LESS NOISE OR TRAFFIC CONGESTION, IMPROVED CHARACTER

24. Have any Zoning Board of Appeals variances been granted related to the property?

- No Yes **List variances obtained with respective ZBA File # and date of approval:**

I(we) hereby certify that I(we) make this application as or on behalf of and with the full authority of the owner(s) of the property or premises and am aware of and understand the Zoning, Subdivision and Inland Wetlands Regulations pertinent to the application and affirm that the statements and information provided are accurate and true. Further, all the undersigned hereby authorizes the Town of Monroe and its agents, to access the premises for the purpose of application investigation, site review, inspection of improvements or construction, and enforcement of the Town's Regulations and Ordinances, and the General Statutes of the State of Connecticut, as may be applicable.

All the undersigned warrant the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief. Further, all the undersigned understand and agree that the Planning and Zoning Commission and/or its Staff/Consultants may request additional information and it is the applicant's/owner's responsibility to provide this information in a timely fashion and to the Commission's satisfaction. If the information provided is incomplete or inaccurate, the Commission may deny the application or request an extension to be granted by the applicant/owner in order to act within applicable legal time limits.

This agreement shall be binding on all heirs, executors, administrators, successors and assigns of all undersigned.

APPLICANT(S) – (Both Applicant and Owner Notarized Signatures are required)

MICHAEL PORCO _____
Applicant Name Printed Authorized Signature Date

Additional Applicant Authorized Signature Date
(Provide additional sheets as needed)

Subscribed and sworn to by _____ on this day of _____, 20____, before me:

Notary Public, Justice of the Peace, Commissioner of the Superior Court

Please note the following: **This application must include the owner's signature and notarization or a written, notarized consent to submit this application, signed and dated by the owner.**

OWNER(S) – (Both Applicant and Owner Notarized Signatures are required)

PORCO CONSTRUCTION CO INC
Owner Business Name

MERCURIO PORCO _____
Authorized Member Name Printed Authorized Signature Date

Subscribed and sworn to by _____ on this day of _____, 20____, before me:

Notary Public, Justice of the Peace, Commissioner of the Superior Court

Narrative for proposed Zone Change from I-1 to B2

09-10-2025

Property Description

909 Main Street Monroe Ct 2.98 Acres I-1 Map 103, 014/00

With access to route 25, with city water on frontage, soil conditions and percolation tests performed.
To sustain a large septic system.

Neighborhood characters

Adjoining and surrounding properties range from Residential , business, and industrial.
This zone change as proven will enhance adjoining property values.
Decreasing adverse effects that an industrial would have.

Proposed change

We are requesting zone change from I-1 to B2

Zone Change

Aligns with property located across the street as B-2
and is keeping with Monroe's 2021-2031 POCD as attached, along with the economic development.

Economic Development

The proposed Business use is more suitable for the main corridor entering or leaving Monroe CT.
It will add more jobs and attracting new investments and increase tax revenue.

Market

The industrial sites adopted by the town has moved to a secondary road like Pepper Street more suitable for those types of business.

Environmentally

The proposed change from Industrial to B-2 would have a positive change for the community, the Transition will reduce Truck traffic, lower noise and pollution, and improve the overall aesthetics of the area.
And is in keeping with the newly adopted Main St. Design District.

§5.4 Main Street Design District (MDD)

§5.4.1 Purpose and Intent the Main Street Design District (MDD) shall be established for the purpose of creating an overlay zone that identifies the district and provides regulations and design guidelines that will provide for compatible economic development along Routes 25, 111 and 34 Corridors.

Such district will exist for the purpose of guiding development in a way that will provide for compatible economic development of, enhance the overall character of and control traffic access along these corridors. Article 5, p.13 Town of Monroe Zoning Regulations §5.4.2 Designated as a Design District To help accomplish the above purpose and intent, the MDD is hereby recognized as a designated design district adopted by the Monroe Planning and Zoning Commission. The design district will encompass all of the Route 25 corridor and the commercial portions of Routes 34 and 111 corridors. To be included in the MDD, parcels must meet the following requirements: A. Must have direct access to Routes 25, 111 or 34. B. Must be within one thousand five hundred (1,500) feet of the State Right-of-Way. C. Minimum parcel size shall be one (1) acre and can be comprised of multiple parcels. §5.4.3 Permitted Uses All principal and accessory uses allowed in the underlying zones are permitted provided that a Site Development Plan or Special Exemption Permit approval has been granted if required. Projects 15 acres or more in size within the MDD are also eligible to pursue multi-family residential uses in addition to those uses permitted in the underlying zones, as outlined in this section with additional provisions

RESIDENTIAL DISTRICTS

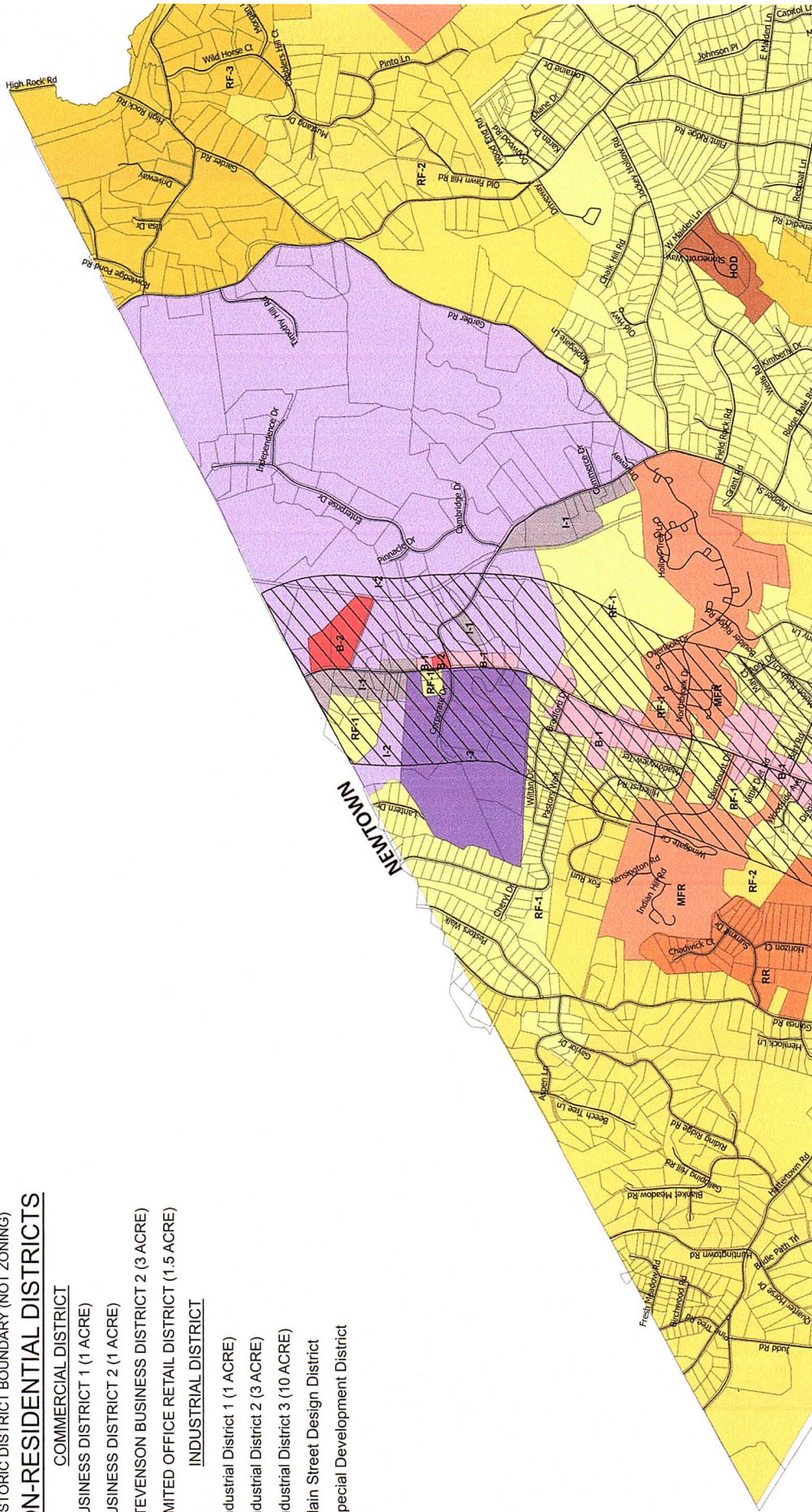
- RF-1** RESIDENTIAL & FARMING DISTRICT 1 (1 ACRE)
- RF-2** RESIDENTIAL & FARMING DISTRICT 2 (2 ACRE)
- RF-3** RESIDENTIAL & FARMING DISTRICT 3 (3 ACRE)
- ARR** AGE RESTRICTED RESIDENCE DISTRICT (10 ACRE)
- MFR** MULTIFAMILY RESIDENCE DISTRICT (70 ACRE)
- RR** RECREATIONAL RESIDENCE DISTRICT (25 ACRE)
- HOD** HOUSING OPPORTUNITY DISTRICT (20 ACRE)
- HISTORIC DISTRICT BOUNDARY (NOT ZONING)

NON-RESIDENTIAL DISTRICTS

- COMMERCIAL DISTRICT**
- B-1** BUSINESS DISTRICT 1 (1 ACRE)
- B-2** BUSINESS DISTRICT 2 (1 ACRE)
- SB-2** STEVENSON BUSINESS DISTRICT 2 (3 ACRE)
- LOR** LIMITED OFFICE RETAIL DISTRICT (1.5 ACRE)

INDUSTRIAL DISTRICT

- I-1** Industrial District 1 (1 ACRE)
- I-2** Industrial District 2 (3 ACRE)
- I-3** Industrial District 3 (10 ACRE)
- Main Street Design District
- Special Development District



National Flood Hazard Layer FIRMette

73°15'59"W 41°21'25"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone X

OTHER AREAS GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/5/2025 at 5:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

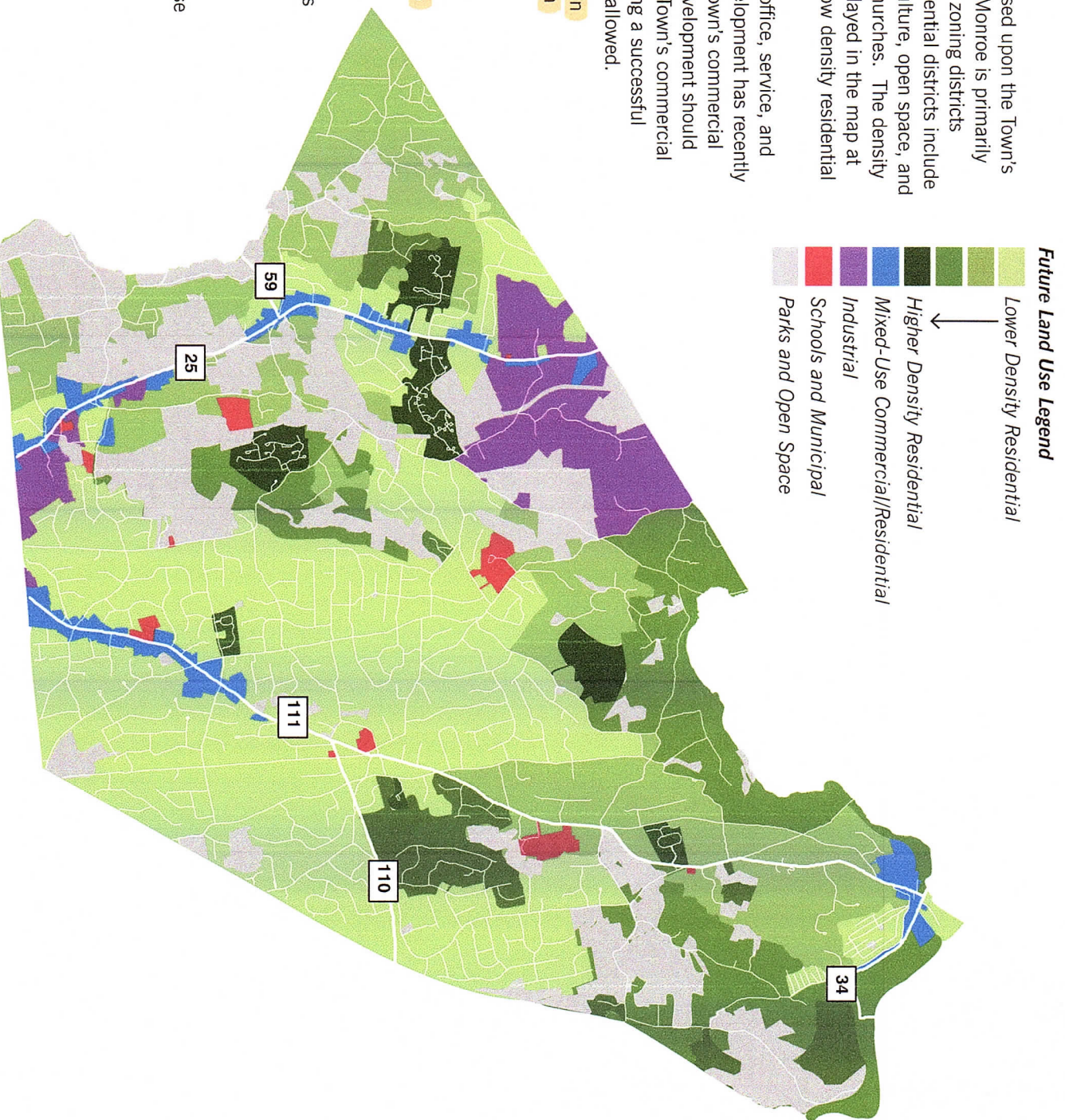
Future Land Use

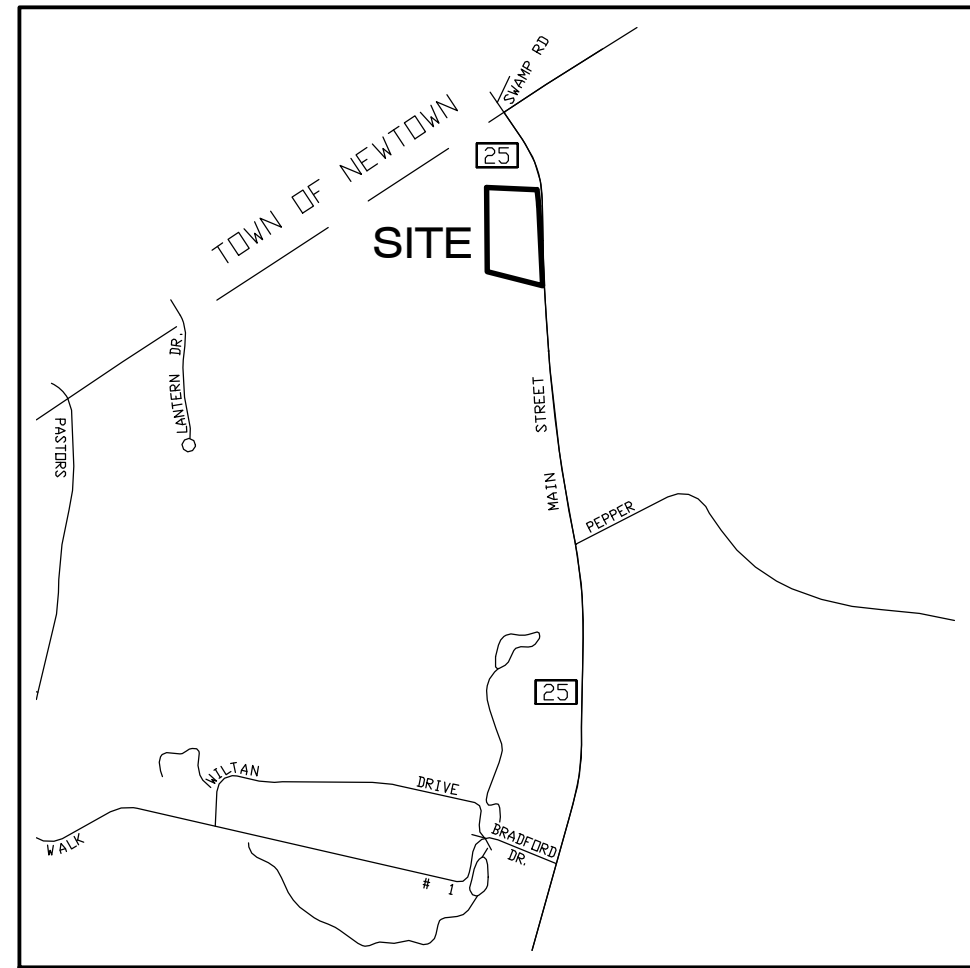
Monroe's proposed future land use is based upon the Town's zoning districts and existing land uses. Monroe is primarily a residential community with residential zoning districts covering much of the Town. These residential districts include complementary land uses such as agriculture, open space, and institutional uses such as schools and churches. The density of development varies by district as displayed in the map at right. Much of the Town is covered by low density residential districts.

Commercial districts in Monroe include office, service, and retail uses. Additionally, mixed-use development has recently been approved for limited areas of the Town's commercial districts. The allowance of mixed-use development should be phased in over time across all of the Town's commercial districts as noted on the map and pending a successful experience in areas where it is currently allowed.

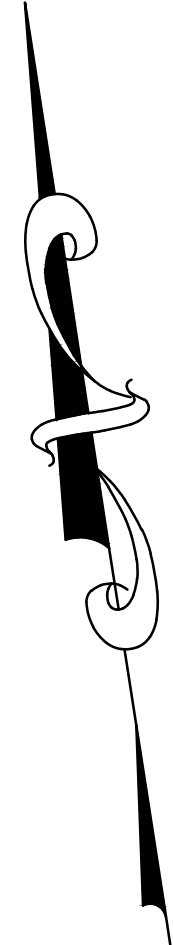
Monroe's industrial districts are located in proximity of Route 25 along the northern and southern borders of Town. These areas are not fully built out and have potential for growth. Monroe's zoning of these areas should remain flexible to adequately respond to market conditions affecting potential development of properties within these districts.

The Town's school and municipal properties such as the Town Hall campus are identified for continued use in their existing capacities. Additionally, the Monroe's parks, legally protected open spaces, and water company watershed lands are identified for continued land use as park or open space properties.





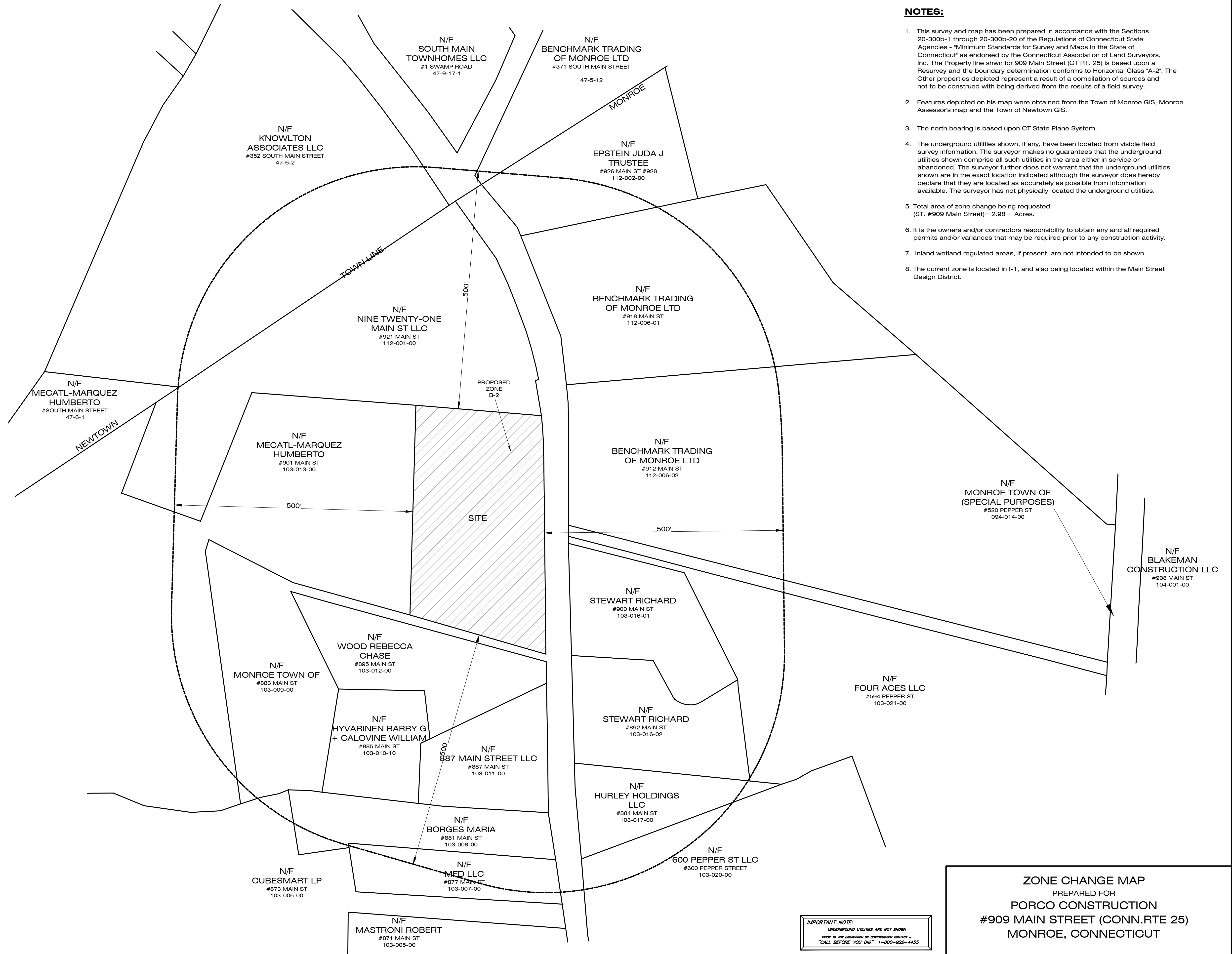
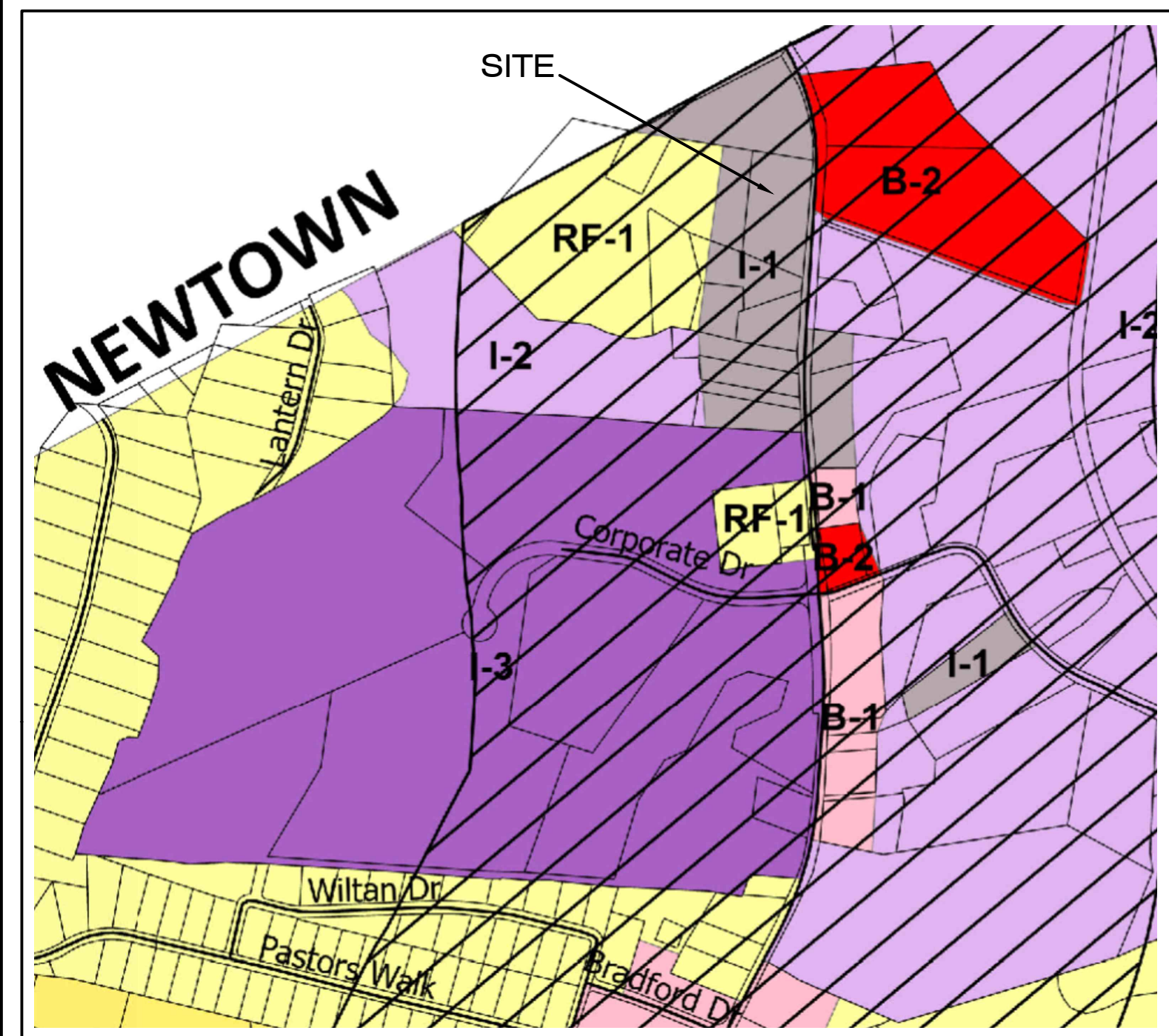
VICINITY MAP
SCALE: 1"=1000'



LEGEND

- EXISTING DRAINAGE
- BL-BL BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- X-X METAL FENCE
- WOOD FENCE
- OHW OHW OVERHEAD UTILITY WIRES
- WL WL LIMIT OF INLAND WETLANDS
- LIMIT OF INLAND WETLANDS
- ◇ EXISTING WELL
- ◇ WATER VALVE
- ◇ GAS VALVE
- ◇ UTILITY POLE
- ◇ HYDRANT
- ◇ SIGN
- ◇ CATCHBASIN (ROUND)
- ◇ CATCHBASIN
- ◇ YARD DRAIN
- ◇ LAMP POST

Legal Description
Being known and designated as #909 Main Street (Conn. RTE 25) in Monroe CT.
Being described as follows:
Beginning at the North Easterly Corner of the property at the common corner of 921 Main Street and 909 Main Street on the westerly side of Conn RTE 25.
Beginning at said point:
thence with a curve turning to the right with an arc length of 84.79', with a radius of 925.40', with a chord bearing of S 08°38'33" W, with a chord length of 84.76', to a point;
thence S 11°17'04" W a distance of 415.41' to a point ;
thence N 62°00'13" W a distance of 296.52' to a point;
thence S 13°31'56" W a distance of 439.88' to a point;
thence S 73°20'25" E a distance of 264.00' to a point;
which is the point of beginning,
having an area of 2.98 +/- acres



- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. The Property line shown for 909 Main Street (CT RT. 25) is based upon a Resurvey and the boundary determination conforms to Horizontal Class "A-2". The Other properties depicted represent a result of a compilation of sources and not to be construed with being derived from the results of a field survey.
 - Features depicted on his map were obtained from the Town of Monroe GIS, Monroe Assessor's map and the Town of Newtown GIS.
 - The north bearing is based upon CT State Plane System.
 - The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
 - Total area of zone change being requested (ST. #909 Main Street)= 2.98 ± Acres.
 - It is the owners and/or contractors responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.
 - Inland wetland regulated areas, if present, are not intended to be shown.
 - The current zone is located in I-1, and also being located within the Main Street Design District.

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4433

NO.	DATE	DESCRIPTION
REVISIONS		

ZONE CHANGE MAP
PREPARED FOR
PORCO CONSTRUCTION
#909 MAIN STREET (CONN. RTE 25)
MONROE, CONNECTICUT

100 0 100 200

DATE: 09-04-2025	SCALE: 1"=100'	DRAFTER: JMS	JOB NUMBER: 2110	FILE #: XXXX
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STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
121 Main Street South
Southington, Connecticut 06488
Phone: 203.264.8511 Fax: 203.264.8508
email: info@stuart-somers.com

1/1

Town of Monroe

Plan of Conservation and Development 2021 – 2031



Effective 5/7/21

MONROE:

LOCATION: 871 MAIN ST

MAP/LOT 103/005/00/

OWNER: MASTRONI ROBERT

MAILING ADDRESS: 468 HAMMERTOWN RD, MONROE, CT 06468

LOCATION: 873 MAIN ST

MAP/LOT 103/006/00/

OWNER: CUBESMART LP

CO-OWNER: PTA-CS #662

MAILING ADDRESS: P.O. BOX 320099, ALEXANDRIA, VA 22320

LOCATION: 877 MAIN ST

MAP/LOT 103/007/00/

OWNER: MFD LLC

CO-OWNER: JOSEPH G. VOLL, MANAGER

MAILING ADDRESS: P.O. BOX 110384, TRUMBULL, CT 06611

LOCATION: 881 MAIN ST

MAP/LOT 103/008/00/

OWNER: MARIA BORGES

MAILING ADDRESS: 491 HAMMERTOWN ROAD, MONROE, CT 06468

LOCATION: 883 MAIN ST

MAP/LOT 103/009/00/

OWNER: MONROE TOWN OF

MAILING ADDRESS: 7 FAN HILL RD, MONROE, CT 06468

LOCATION: 884 MAIN ST

MAP/LOT 103/017/00/

OWNER: HURLEY HOLDINGS LLC

MAILING ADDRESS: 50 SUNNY RIDGE RD, EASTON, CT 06612-1253

LOCATION: 885 MAIN ST

MAP/LOT 103/010/00/

OWNER: HYVARINEN BARRY G & CALOVINE WILLIAM

MAILING ADDRESS: 885 MAIN ST, MONROE, CT 06468

LOCATION: 887 MAIN ST

MAP/LOT 103/011/00/

OWNER: 887 MAIN STREET LLC

MAILING ADDRESS: 29 HUNGRY HARBOR RD, VALLEY STREAM, NY 11581

LOCATION: 892 MAIN ST

MAP/LOT 103/016/02/

OWNER: STEWART RICHARD

MAILING ADDRESS: 183 SHELTON RD, TRUMBULL, CT 06611

LOCATION: 900 MAIN ST

MAP/LOT 103/016/01/

OWNER: STEWART RICHARD

MAILING ADDRESS: 183 SHELTON RD, TRUMBULL, CT 06611-5147

LOCATION: 901 MAIN ST

MAP/LOT 103/013/00/

OWNER: MECATL-MARQUEZ HUMBERTO

MAILING ADDRESS: 166 MADISON TERRACE, BRIDGEPORT, CT 06606

LOCATION: 912 MAIN ST

MAP/LOT 112/006/02/

OWNER: BENCHMARK TRADING OF MONROE LTD

CO-OWNER: MARK ZUCKER PRES

MAILING ADDRESS: 3543 MAIN ST 2ND FL, BRIDGEPORT, CT 06606

LOCATION: 918 MAIN ST

MAP/LOT 112/006/01/

OWNER: BENCHMARK TRADING OF MONROE LTD

CO-OWNER: MARK ZUCKER PRES

MAILING ADDRESS: 3543 MAIN ST 2ND FL, BRIDGEPORT, CT 06606

LOCATION: 921 MAIN ST

MAP/LOT 112/001/00/

OWNER: NINE TWENTY-ONE MAIN ST LLC

CO-OWNER: % ROBERT D RUSSO MD & ASSOC RADIOLOGY

MAILING ADDRESS: P.O. BOX 6128, BRIDGEPORT, CT 06606-3601

LOCATION: 926 MAIN ST #928

MAP/LOT 112/002/00/

OWNER: EPSTEIN JUDA J TRUSTEE

MAILING ADDRESS: 3543 MAIN ST 2ND FL, BRIDGEPORT, CT 06606

LOCATION: 594 PEPPER ST

MAP/LOT 103/021/00/

OWNER: FOUR ACES LLC

CO-OWNER: JOSEPH J VOVES MEMBER

MAILING ADDRESS: 18 ARROWHEAD ROAD, BROOKFIELD, CT 06804

LOCATION: 600 PEPPER ST

MAP/LOT 103/020/00/

OWNER: 600 PEPPER ST LLC

CO-OWNER: PROVENCE LAND COMPANY LLC MEMBER

MAILING ADDRESS: 112 WALL ST, TORRINGTON, CT 06790

LOCATION: 895 MAIN ST

MAP/BLOCK/LOT 103/ 012/ 00

OWNER: WOOD REBECCA CHASE

MAILING ADDRESS: 895 MAIN ST MONROE, CT 06468-2811

LOCATION: 908 MAIN ST

MAP/BLOCK/LOT 104/ 001/ 00

OWNER: BLAKEMAN CONSTRUCTION LLC

MAILING ADDRESS: 704 BRIDGEPORT AVE STE 201SHELTON, CT 06484

LOCATION: 520 PEPPER ST

MAP/BLOCK/LOT 094/ 014/ 00

OWNER: MONROE TOWN OF (SPECIAL PURPOSES)

MAILING ADDRESS: 7 FAN HILL RD MONROE, CT 06468-1800

NEWTOWN:

LOCATION: 352 SOUTH MAIN STREET

MAP/BLOCK/LOT 47-6-2

OWNER: KNOWLTON ASSOCIATES LLC

MAILING ADDRESS: P.O. BOX 26161, WEST HAVEN, CT 06516

LOCATION: SOUTH MAIN STREET

MAP/BLOCK/LOT 47-6-1

OWNER: MECATL-MARQUEZ HUMBERTO

MAILING ADDRESS: 901 MAIN STREET, MONROE, CT 06468

LOCATION: 371 SOUTH MAIN STREET

MAP/BLOCK/LOT 47-5-12

OWNER: BENCHMARK TRADING OF MONROE LTD

MAILING ADDRESS: 3543 MAIN ST 2ND FL, BRIDGEPORT, CT 06606

LOCATION: 1 SWAMP ROAD

MAP/BLOCK/LOT 47-9-17-1

OWNER: SOUTH MAIN TOWNHOMES LLC

MAILING ADDRESS: 287 JUDD ROAD, EASTON, CT 06612

Narrative for proposed Zone Change from I-1 to B2

09-10-2025

Property Description

909 Main Street Monroe Ct 2.98 Acres I-1 Map 103, 014/00

With access to route 25, with city water on frontage, soil conditions and percolation tests performed.
To sustain a large septic system.

Neighborhood characters

Adjoining and surrounding properties range from Residential , business, and industrial.

This zone change as proven will enhance adjoining property values.

Decreasing adverse effects that an industrial would have.

Proposed change

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and is keeping with Monroe's 2021-2031 POCD as attached, along with the economic development.

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The proposed use Business use is more suitable for the main corridor entering or leaving Monroe CT.

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Environmentally

The proposed change from Industrial to B-2 would have a positive change for the community, the Transition will reduce Truck traffic, lower noise and pollution, and improve the overall aesthetics of the area.

And is in keeping with the newly adopted Main St. Design District.

§5.4 Main Street Design District (MDD)

§5.4.1 Purpose and Intent the Main Street Design District (MDD) shall be established for the purpose of creating an overlay zone that identifies the district and provides regulations and design guidelines that will provide for compatible economic development along Routes 25, 111 and 34 Corridors.

Such district will exist for the purpose of guiding development in a way that will provide for compatible economic development of, enhance the overall character of and control traffic access along these corridors. Article 5, p.13 Town of Monroe Zoning Regulations §5.4.2 Designated as a Design District To help accomplish the above purpose and intent, the MDD is hereby recognized as a designated design district adopted by the Monroe Planning and Zoning Commission. The design district will encompass all of the Route 25 corridor and the commercial portions of Routes 34 and 111 corridors. To be included in the MDD, parcels must meet the following requirements: A. Must have direct access to Routes 25, 111 or 34. B. Must be within one thousand five hundred (1,500) feet of the State Right-of-Way. C. Minimum parcel size shall be one (1) acre and can be comprised of multiple parcels. §5.4.3 Permitted Uses All principal and accessory uses allowed in the underlying zones are permitted provided that a Site Development Plan or Special Exemption Permit approval has been granted if required. Projects 15 acres or more in size within the MDD are also eligible to pursue multi-family residential uses in addition to those uses permitted in the underlying zones, as outlined in this section with additional provisions.