



# TOWN OF MONROE

## PLANNING and ZONING COMMISSION

7 Fan Hill Road  
Monroe, CT 06468  
Phone: 203-452-2812  
[www.monroect.gov](http://www.monroect.gov)

**Note: Meetings are Video and Audio Recorded**

### Minutes of November 16, 2023 Regular Meeting

**Meeting:** Planning and Zoning Commission  
Regular Meeting  
7 Fan Hill Road, Monroe, Connecticut

**Present:** Michael O'Reilly, Chairman  
Bruno Maini, Vice Chairman  
Leon Ambrosey, Commissioner  
Robert Westlund, Commissioner  
Nicole Lupo, Alternate  
Dominic Smeraglino, Alternate

**Absent:** Ryan Condon, Secretary  
Domenic Paniccia, Commissioner

**Also Present:** William Holsworth, Economic & Community Development Director  
Sarah Stroud, Recording Secretary

#### A. OPENING of MEETING

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##### 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Chairman O'Reilly called the meeting to order at 7:00 p.m. and reviewed the procedures for this hybrid meeting.

##### 2. ROLL CALL & SEATING OF ALTERNATES (if required)

- Commissioners were seated on roll call

##### 3. GENERAL PUBLIC PARTICIPATION PERIOD

- Cathleen Lindstrom – 298 Guinea Road – Spoke against the proposed collision center in Bart Center (590 Main Street) and the outdoor lighting located at 615 Main Street (Best in Backyards) as it was too bright. Also requested updated on open positions, priorities for the ZEO and her thoughts on building permits going before the Architectural Review Board.

## **B. PUBLIC HEARINGS**

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### **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. Continued from 11/2/23.

Moved to deliberation section of the agenda for further discussion.

### **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.

Chaz Evans from Bohler Engineering and Rich Roberts with Halloran & Sage presented on behalf of the applicant. Certified mail receipts were submitted. Discussions regarding the non-conforming undersized lot, standards requested as part of the MDD / SDD application, and how the development was in line with Economic Development and the Town's Plan of Conservation and Development (POCD). Buffer areas, setbacks, landscaping and signs were discussed as well as building height.

### **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.

Public comments on this application were as follows:

- Adam Miller of the Adam Miller Agency located at 227 Monroe Turnpike spoke in favor of the development and to voice his desire to have some trees removed between the two adjoining properties.
- Barbara Thomas – Monroe Conservation Commission – spoke to the economic and financial strength of O'Reilly's, citing size of the company, market capitalization and years in business. She also spoke about non-native plants in the landscaping plan and asked for consideration of a "green roof".

Commissioner questions consisted of the following:

- Commissioner **Smeraglio** inquired about the delivery schedule and requested a more colonial, less "boxy" look for the building.
- Commissioner **Ambrosey** had concerns regarding the 5' side setbacks and also requested a more New England character for the building. Discussion on the MDD / SDD regulation and its requirements was also discussed.
- Commissioner **Maini** sought the building be moved closer to RT 111 in order to add distance in the setback areas.
- Commissioner **Westlund** requested a better architectural look in line with adjacent parcels.
- Commission requested the applicant connect with its southern neighbor to discuss a grading easement between the properties in order to reduce the size of the retaining wall being proposed.

Public Hearing remained open and the applicant was referred to the Architectural Review Board for comments. ARB to be held on November 21, 2023.

### **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.

Applicant discussed the need for additional Age Restricted Residences based on the limited supply in Town which is represented by Hidden Knolls, Cutlers Crossing, Fairway Acres and High Meadow Estates. Applicant also highlighted regulations in neighboring towns with lesser side setbacks (Newtown @ 25'; Trumbull @ 20') indicating that Monroe would not be an outlier.

Public comment on this application were as follows:

- Brian Quinn – 194 Josies Ring Road – wrote a letter of opposition to this project, which was read aloud by the Chair.

Commissioner questions consisted of the following:

- Commissioner **Ambrosey** instructed the applicant that a text amendment for the zone isn't just a change for the parcel, but a change for all parcels in that zone and the higher building density allowed.
- Commissioner **Maini** inquired about the 6% limitation on ARR units as it relates to the units available in RF1, RF2 and RF3 zones, and how close are we to reaching that 6%.

Public Hearing was closed on November 16, 2023 with a directive to write up a favorable review.

#### **FFP-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.

Chairman addressed the applicant to make them aware of an Appeal of the ZBA decision, and if that appeal is upheld, any determination by PZC would be voided as well. Applicant understood and verbally agreed to proceed.

An Intervener, through their attorney, requested that the Commission accept a petition and determine that they have met the burden to be an intervener.

Kevin Solli appeared on behalf of the applicant and provided the certified mail receipts that were sent to the abutters of the property. Mr. Solli also indicated that this application is virtually identical to the application that was previously approved, however the current application utilizes the Variances granted by ZBA, not the exceptions written into the P&Z regulations. All of the materials that were previously submitted for the original application, are also made part of the record to this application, as all of those questions and answers still apply, but again with the variances, not the exceptions.

A final report from ENSAFE was highlighted along with new topographical maps provided to show the elevation changes achieved within the last 18 months since the original application was approved. Current elevation was denoted as between 420 – 424' with a target of 460-465' needed. Copies of the ZBA Meeting Minutes were provided to the commissioners as well as the original approval of this project from 18 months ago.

Commissioner questions consisted of the following:

- Commissioner **Maini** asked if the same material was being brought in, and the applicant indicated that the same protocol, parameters and manifests are required.
- Commissioner **Westlund** commented on the progress thus far.
- Commissioner **Smeraglino** inquired about any new evidence of pollution, to which applicant answered No.
- Commissioner **Ambrosey** asked about the specific amount of Stratford High School removed from the mixed pile and if any ground water testing has been done.

Public comment on this application were as follows:

- Attorney Joel Green – speaking on behalf of the intervener – discussed the legal proceedings of the original application; motion for contempt denied, restraining order was granted, and work continued on the site. Mr.

Green inquired about the requirements of the existing conditions, and commented on new material being passed out to the commissioner this evening. This “new material” consisted of copies of the ZBA Meeting Minutes for the variances as well as the original approval of this project from 18 months ago from PZC.

- Peter Metropoulos – 36 Timothy Hill – spoke by phone to indicate he had wells on his property and inquired more deeply on water testing and results.

Public Hearing was continued to the next meeting, December 7, 2023.

### **C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS**

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None

### **D. TABLED**

#### **RAA-2023-09, File #1032E: Miscellaneous Text Amendments**

Proposals by the Monroe Planning and Zoning Commission to amend the Zoning Regulations for the following:

- Article 1 Intro and General Provisions: Section 1.9.12: Prohibition Uses by adding illegal non-permitted signage
- Article 2 Definitions by adding new definitions: kitchen/wet bar
- Article 5, 8 Special Districts: Section 5.2.2 (c): Minimum Parcel Size (correction); Section 5.3.2 (D): Main Street Design District by allowing apartments within existing mixed use areas; and Section 8.2.3(Q).

Zoning Text Amendments were removed from this meeting. New applications will be submitted for each text amendment. It was decided to hold a Planning and Zoning Regulation Subcommittee meeting on December 18, 2023 to discuss the outstanding regulations.

### **E. DELIBERATIONS/DETERMINATIONS**

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**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. Continued from 11/2/23.

Motion to write a favorable resolution for this text amendment, inclusive of the removal of certain line items and the addition of “rodent control measures” made by Commissioner **Maini**, seconded by Commissioner **Amrbosey**. Motion passed 3 – 2 with both Commissioners **Smeraglino** and **Lupo** voting nay.

### **F. NEW APPLICATIONS**

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None.

### **F. OTHER BUSINESS**

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1. **PENDING MEETING MINUTES:** None

2. **ZONING/PLANNING MATTERS**

- Child/Group Daycare permitted use update per PA 23-142: An act concerning certain protections for group and family child care homes.

**3. CORRESPONDENCE**

**4. COMMISSION REPORTS**

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

**5. MEETING ADJOURNMENT**

- Polling the commission and hearing no objections, Chairman O'Reilly adjourned the meeting at 10:29 pm