



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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

REGULAR MEETING MINUTES October 15, 2026 – 7:00 PM

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

Present: Bruno Maini, Acting *Chairman*
Robert Westlund, *Commissioner*
Domenic Paniccia, *Commissioner*
Dominic Smeraglino, *seated for Michael O'Reilly*
Eric Shearn, *seated for Ryan Condon*

Absent: Michael O'Reilly, *Chairman*
Ryan Condon, *Secretary*

Also Present: Kathleen Gallagher, PZA; and members of the public.

A. OPENING of MEETING

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

The meeting was called to order at 7:00 p.m.

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

Acting Chairman Maini stated Dominic Smeraglino is seated for Michael O'Reilly and Eric Shearn is seated for Ryan Condon.

3. **GENERAL PUBLIC PARTICIPATION PERIOD:**

Eli Pinho of Elm Street from Boy Scouts Troop 63 in Monroe attended for his Communication Merit Badge and stated its his first Planning and Zoning meeting and would like to be more involved in his community.

B. PUBLIC HEARINGS

SEP-2026-05, File #1677, 1545 Monroe Turnpike

Proposed automobile sales/ licensed motor vehicle dealer including temporarily on-site location while main building is under construction. Z End of the Road LLC George Zwally (owner). Duane Berkey Carsation, LLC. (representative). Continued from 09/3/26.

Ms. Gallagher stated that the applicant is not present and the public hearing will be continued to the November 5, 2026 meeting.

Paula Jelly of 290 Cottage Street asked about the lighting plans.

Ms. Gallagher stated that the applicant was told to remove the rope lighting and the applicant is not present tonight because they are revising their plans based on staff comments.

RAA-2026-04, File #1054: Petition Application for Regulation Amendment to amend the Zoning Regulations Section §5.4.6 and 8.2.3 to permit multi-family on two (2) acres lots one (1) mile from the intersection of Route 25 and Route 111.

The public hearing is continued to 11/05/2026.

Ms. Gallagher explained the applicant is reviewing input from the community and they are revising their plans.

ZCC/RAA-2026-02, File #1036: Petition application to establish Special Development District #10 at 1, 7 and 15 Main St. within the Main Street Design District overlay zone to construct two (2) multi-family residential buildings each containing forty-two (42) dwelling units (total 84 dwelling units). 1-15 Main Street, LLC, owner.

The public hearing is continued to 11/05/2026.

SEP-2026-06, File #1678: Special Exception Permit application to construct two (2) multi-family residential buildings each containing forty-two (42) dwelling units (total 84 dwelling units). 1-15 Main Street Monroe, LLC, owner/applicant.

The public hearing is continued to the 11/05/26 meeting.

ZCA-2026-04, File #1037, 265 Cottage Street: Zone Boundary Change application to rezone existing split zoned parcel to a single unified B-2 designation. Jans Land Development LLC, owner/applicant.

The public hearing is continued to the 11/05/26 meeting.

SEP-2026-07, File #1679, 639 Wheeler Road: Special Exception Permit application to permit a riding academy and boarding use at 639 Wheeler Road. Brian McCann, Esq. (applicant); Robert and Sarah Block (owners).

Attorney Brian McCann representing the applicants presented the application.

Ms. Gallagher read the exhibits into the record.

The number of horses was discussed. There are 6 horses now and possibly up to 10. The manure dumpster was discussed and parking spaces.

Sara Block owner/applicant also spoke about the project including snow removal.

Jim Stewart of 6 Nancy Drive spoke in support of the proposed activity at 639 Wheeler Road and submitted a Right to Farm from the town of Monroe's Zoning Regulations.

The public hearing was closed.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

SDP-2026-02, File #167, 435 Main Street: Site Development Plan Application for proposed Propane filling/display station and reduce parking. DG Commercial LLC, owner.

Commissioner Paniccia recused himself at 8:00 p.m.

Dave Sippin the property owner was present at the meeting.

Jason Edward from J. Edwards & Associates was online and reviewed for the Commission the revised plans.

Ms. Gallagher read the exhibits into the record and said staff comments can be conditions of approval.

The black chain link fence was discussed.

The Regular Hearing was closed.

Dominic Paniccia rejoined the meeting at 8:06 p.m.

SDP-2026-01, File #166, 605 Main Street: Site Development Plan Application for Conversion of existing second floor of commercial building to four residential units. Stepney LLC (owner). Chris Russo (representative).

The Regular Hearing is continued to the 11/05/26 meeting.

Ms. Gallagher stated the applicant is responding to staff comments and reissuing drawings and should be ready for the next meeting.

Commissioner Westlund made a motion to hear EFP-2023-01. File #111 before Deliberations. Commissioner Smeraglino seconded the motion and the motion passed unanimously. See under Zoning and Planning Matters.

D. DELIBERATIONS/DETERMINATIONS

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

SEP-2026-07, File #1679, 639 Wheeler Road: Special Exception Permit application to permit a riding academy and boarding use at 639 Wheeler Road. Brian McCann, Esq. (applicant); Robert and Sarah Block (owners).

Ms. Gallagher reviewed conditions of approval including \$500 Bond, no lighting installed as part of this application and no trailers overnight.

Commissioner Westlund motioned to approve SEP-2026-07, File #1679 with Special Conditions. Commissioner Paniccia seconded the motion and the motion passed unanimously.

SDP-2026-02, File #167, 435 Main Street: Site Development Plan Application for proposed Propane filling/display station and reduce parking. DG Commercial LLC, owner.

Chairman Paniccia recused himself at 8:32 p.m.

Commissioner Westlund motioned to approve SDP-2026-02, File #167 with Special Conditions. Commissioner Shearn seconded the motion and the motion passed unanimously.

Chairman Paniccia returned at 8:34 p.m.

Steve Kirsch requested if he could speak and there was discussion related to public participation at that time. The Commission did allow him to make comment on 125 Garder Road. See under Zoning and Planning Matters.

Steve Kirsch of 35 Applegate Lane is tired of the excuses 125 Garder has and he's glad it's almost over.

E. NEW APPLICATIONS:

550 Main Street came in today with a new Zone Boundary Change Application.

The Commission discussed the meeting schedule in November and December and wants to do a site walk for Garder before the December 5 meeting since there is only 1 meeting in December.

F. OTHER BUSINESS

1. MEETING MINUTES: 10/01/26

Commissioner Westlund motioned to approve the 10/01/26 Minutes. Commissioner Paniccia seconded the motion and the motion passed unanimously.

2. ZONING/PLANNING MATTERS:

EFP-2023-01, File#111, 125 Garder Road – Extension check in.

Ms. Gallagher reviewed the excavation and fill permit time extensions that were approved and that the extension expires in December.

Joe Grasso the owner was online and presented an update on the project and said this week was the last week of blasting and its down to removing and processing materials. Mr. Grasso is hoping they can complete everything before the extension expires but it's a challenge with only being able to truck and process between 10 a.m. -3 p.m.

Ms. Gallagher stated that in December when the permit expires, they have 60 days after to stabilize the site.

Mr. Grasso did state when asked thar the property is for sale and confirmed no more blasting.

Ms. Gallagher reviewed they can work at 8 a.m. and make noise but they cannot truck or process between 10 a.m.-3 p.m.

The Commission asked about possibly needing another extension and asked that Ms. Gallagher be kept in the loop and possibly doing as site walk towards the end of the year.

The Commission and Ms. Gallagher reviewed some complaints neighbors have about noise and work being done.

There were discussions about public participation.

3. CORRESPONDENCE:

None

4. COMMISSION REPORTS:

Subcommittee meeting Monday 10/19/26 at 5:30 p.m.

5. MEETING ADJOURNMENT

Hearing no other business, Chairman Maini moved to adjourn the meeting at 8:47 p.m.

Respectfully submitted by:

Kerri Kalakay