



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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REGULAR MEETING MINUTES October 1, 2026 – 7:00 PM

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

Present: Michael O'Reilly, *Chairman*
Bruno Maini, *Vice-Chair*
Ryan Condon, *Commissioner*
Robert Westlund, *Commissioner via Zoom @7:43pm*
Domenic Paniccia, *Commissioner*
Dominic Smeraglino, *Alternate*

Absent: None

Also Present: Kathleen Gallagher, PZA; Thomas Noonan, Zoning Enforcement Officer 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)**

Chairman O'Reilly welcomed new Alternate Commissioner Eric Shearn.

3. **GENERAL PUBLIC PARTICIPATION PERIOD:**

Paula Jelly of 290 Cottage Street wanted a status update for 1536 Monroe Turnpike.

Ms. Gallagher stated the Subdivision map has been filed but a Zoning Compliance Certificate hasn't been filed so work cannot start yet and she hasn't been given an update on the DOT permits,

Kelley Hangos-Carrano of 19 Scholtz Road was looking for an update on her FOI request.

Ms. Gallagher explained the process of the large-scale request of all correspondence from Planning and Zoning since 2020 regarding cluster subdivision. It was reiterated that Ms. that the Department finished the workload and forwarded it to the first selectman's office in March and its now with the Town Attorney. Ms. Gallagher responded to Ms. Hangos-Carrano's emails in both August and September informing her of that fact.

B. PUBLIC HEARINGS

ZCA-2026-02 550 Main Street

Zone Boundary Change Petition Application to rezone an existing split-zoned parcel (currently RF-1/B-1) to a single, unified B-1 zoning designation. (Assessor Map 058/Lot 051). Nagy Enterprises, Inc. (owner).

Ms. Gallagher read the exhibits into the record.

Donna Nagy was present at the meeting and provided an update and they will be formally withdrawing the Zone Change Application and refiling.

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 read the exhibits into the record and provided an update on the application.

Duane Berkey representing Carsation provided an update on the application.

The Commission had given approval for temporary use from the previous Special Exception Permit. There are 35 cars there currently.

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

Mr. Berkey said no sign permit has been applied for yet.

The public hearing is continued to 10/15/26.

Chairman O'Reilly stated the next 3 applications are all connected but only the one could be voted on if the Commission chooses to.

Commissioner Condon read the legal notice into the record.

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.

Ms. Gallagher read the exhibits into the record.

Attorney Chris Russo representing the applicant presented and explained the text change.

Chairman O'Reilly stated that Commissioner Rob Westlund is now in attendance at 7:43 pm via Zoom.

Steve Shapiro the applicant was also present and provided some insight on the text amendment.

Kelley Hangos-Carrano voiced her displeasure over the gateway of 111 and 34 saying its completely hideous, she also questioned if the new development would be on public water and she also asked what happened with the Turkey Roost project.

The public hearing is continued to 10/15/26.

Commissioner Condon read the legal notice into the record for the next two applications.

Ms. Gallagher explained the applications are being done at the same time being that for a Special Design District a Special Exception Permit must also be submitted.

Attorney Chris Russo presented the project to the Commission.

Chris Pawlowski owner of CK Engineering reviewed the plans for the Commission including parking spaces and access to the buildings. Mr. Pawlowski also reviewed public water access, septic system and stormwater management.

Mr. Shapiro also reviewed the two building layouts for the Commission.

Kermit Hua a traffic engineer provided an overview of a traffic study.

Ms. Gallagher read the exhibits into the record for the Commission.

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.

Commissioner Condon read the legal notices into the record. Both ZCA/RAA-2026-02, File #1036 and SEP-2026-06, File #1678 will be heard together.

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 Chairman opened up the public participation part of the public hearing.

Laura Sime of 105 Coventry Lane expressed concerns over lighting especially in winter when there's no leaves and noise pollution.

Gurney McClure from 3 Crescent Place expressed concern over people moving in and out of the apartments, how they'll be maintained and managed and wants the neighborhood to be kept clean. Mr. McClure also asked about the Pequonnock River and how close it would be to septic areas.

Julie Morabito of 108 Coventry Lane expressed her concern of noise and light pollution, setbacks from the houses that are already there. Ms. Morabito doesn't want to see a blocky apartment building from her home and wanted to know how involved Trumbull is in the planning stages of this application.

The public hearings are continued to the 10/15/26 meeting.

The Chairman called for a 5-minute recess.

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). **Tabled. Public hearing opens 10/15.**

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.

Ryan Condon read the legal notice into the record.

Kathleen Gallagher read the exhibits into the record.

Attorney Chris Russo and Jason Edwards were present on behalf of the applicant. Mr. Russo explained the address change since there is no longer Monroe Turnpike frontage and presented the Zone Change application.

Paula Jelly of 290 Cottage Street gave historical background on the properties on Cottage Street. Ms. Jelly voiced her opposition the Zone Change.

The public hearing will continue to the October 15,2026 meeting.

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

Ms. Gallagher read the exhibits into the record.

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

Discussions were had about placement of the propane tanks.

Dave Sippin the property owner was present at the meeting.

The application is continued to the 10/15/26 meeting

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).

Ms. Gallagher read the exhibits into the record.

Attorney Chris Russo stated that due to new comments and changes that will be made to plans he will present the revised application plans on October 15,2026.

D. DELIBERATIONS/DETERMINATIONS

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

E. NEW APPLICATIONS:

None

F. OTHER BUSINESS

1. MEETING MINUTES: 09/17/26

Commissioner Condon motioned to approve the 09/17/26 Minutes. Commissioner Maini seconded the motion and the motion passed unanimously.

3. ZONING/PLANNING MATTERS:

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

Steve Kirsch of 35 Applegate Lane said it has gone on long enough and its disrespectful to The Commission and to the neighbors that Mr. Grasso did not show up again.

Ms. Gallagher reviewed the permit expires in December. The applicant was supposed to check in on September 17 and never did and there have been inquiries into the property.

A Regulation Subcommittee meeting was scheduled for October 19, 2026 at 5:30 p.m.

4. CORRESPONDENCE:

Exhibit processing discussion in regards to resident emails being digital. The Commission would like internet access while in chambers to review late submitted exhibits.

5. COMMISSION REPORTS:

6. MEETING ADJOURNMENT

Hearing no other business, Chairman O'Reilly moved to adjourn the meeting at 10:38 p.m.

Respectfully submitted by:
Kerri Kalakay