



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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

REGULAR MEETING AGENDA February 1, 2024 – 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:

Join Zoom Meeting

<https://us06web.zoom.us/j/89585950872?pwd=WOTb3h2Xc39w8eEDkra4H10cYPe2mW.1>

Meeting ID: 895 8595 0872; Passcode: 395496: Phone: +1 929 205 6099 US (New York)

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

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

Subdivision Application for a map amendment for proposed subdivision at 127 Main Street. (Assessor Map 012, Lot 9); Pondview, LLC (owner), Solli Engineering, LLC (representative). Continued from 1/18/24. POSTPONED UNTIL MEETING OF 2/15/24.

SEP-2024-01, File 1660A, 604 Main Street (590 Main Street)

Special Exception Permit Application for a proposed automotive repair and used car sales facility located at 604 Main Street (590 Main Street), (Assessor Map 3282, 957, Lot 070/075), Biagio Barone (owner), Firas Samander, (applicant). Continued from 1/18/24.

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

Zoning Map Amendment and Regulation Amendment Petition Application to establish a special Development District (SDD #5) within the Main Street Design District Overlay located at 515 & 517 Main Street. Cohen and Thomas (applicant), J. Edwards & Associates, LLC (representative). Continued from 1/18/24.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

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

Site Development Plan Application for SDD #5, self-storage facility at 515-517 Main Street. (Assessor Map 57, Lot 4-1 & 4.2); Cohen and Thomas (applicant), J. Edwards & Associates, LLC (representative). Continued from 1/18/24.

D. DELIBERATIONS/DETERMINATIONS

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

E. NEW APPLICATIONS

SUB-2024-01, File #1274C, 707 Monroe Turnpike
SEP-2022-04-A1, File #1644A, 1271 Monroe Turnpike

F. OTHER BUSINESS

1. **PENDING MEETING MINUTES: None**
2. **ZONING/PLANNING MATTERS:**
 Extension Request for 45 days: SEP-2018-03-A3, 205 Monroe Turnpike
 Extension Request until 2/29/24: SEP-2023-03, 127 Main Street
3. **CORRESPONDENCE**
4. **COMMISSION REPORTS**
 - Chairman’s Report
 - Commissioner’s Reports
 - Land Use Staff Reports
5. **MEETING ADJOURNMENT**