

PLANNING and ZONING COMMISSION
Monroe, Connecticut
MEETING MINUTES
January 2, 2020

Meeting: Planning and Zoning Commission **Meetings are Video and Audio Recorded**
Regular Meeting
7 Fan Hill Road, Monroe, Connecticut

Present: William Porter, *Chairman*
Michael O'Reilly, *Vice Chairman*
Leon Ambrosey, *Commissioner*
Bruno Maini, *Commissioner*
Ryan Condon, *Commissioner*
Robert Westlund, *Alternate*
Domenic Paniccia, *Alternate*
Ronald Schneider, *Alternate*

Absent: None

Also Present: Rick Schultz, *Town Planner*
William Agresta, *Planning and Zoning Administrator*
Sarah Stroud, *Recording Secretary*

OPENING of MEETING

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
Chairman Porter called the meeting to order at 7:04 p.m., and invited all to join in the Pledge of Allegiance.
2. **ROLL CALL & SEATING OF ALTERNATES** (if required)
Commissioners were seated on roll call.
3. **ORGANIZATIONAL & ADMINISTRATIVE MATTERS**

Bi-Annual Organizational Meeting

- **Election of Commission Officers**

MOTION: AMBROSEY – To nominate and elect William Porter as Chairman.

SECOND: MAINI

VOTE: 5-0 – Approved – Motion Passed

Ayes Porter, O'Reilly, Ambrosey, Maini, Condon

Nays None

MOTION: AMBROSEY – To nominate and elect Michael O'Reilly as Vice Chairman.

SECOND: MAINI

VOTE: 5-0 – Approved – Motion Passed

Ayes Porter, O'Reilly, Ambrosey, Maini, Condon

Nays None

MOTION: CONDON – To nominate and elect Bruno Maini as Secretary.

SECOND: AMBROSEY

VOTE: 5-0 – Approved – Motion Passed

Ayes Porter, O'Reilly, Ambrosey, Maini, Condon

Nays None

- **Review of Commission By-Laws** – Tabled to next meeting.

4. GENERAL PUBLIC PARTICIPATION PERIOD

- Joel Green, Attorney for property owner of 36 Timothy Hill Road in regard to neighboring property at 4 Independence Drive and 64 Cambridge Drive. Attorney Green handed out copies of the Planning and Zoning Commission and Zoning Board of Appeals past approvals for the subject properties and indicated to the Commission that the subject properties have been used and developed outside the scope of the approvals and urged the Commission to investigate or ask its ZEO to investigate and take enforcement action. Commission Porter told Attorney Green that staff and special Land Use Counsel were already working on this matter.

5. GENERAL APPOINTMENTS

None

PUBLIC HEARINGS

Chairman Porter read the instructions for public hearings.

6. SEP-2019-10, File #1618A – 17 Enterprise Drive – I-2 District

Special Exception Permit / Site Development Plan Application for Phase 2 construction of a proposed 28,440 square foot warehouse with 5,950 square foot office mezzanine, as well as associated site improvements (parking, loading, landscaping, utility, lighting and other related supporting infrastructure). J & S Industries, LLC (owner/applicant).

The public hearing was reconvened from December 5, 2019.

Planner Agresta listed the additional exhibits.

Russell Cyr, PE of Solli Engineering presented on behalf of the applicant. Mr. Cyr summarized the plan changes, noting also the now paving of the proposed outdoor storage area. He said that due to a requirement from the Inland Wetland Commission the paved area would need to be pitched towards the parking lot. He noted that in order to meet this requirement a boulder retaining wall is needed, as well as, a larger detention basin. Mr. Cyr reviewed he proposed drainage system for the Commission.

Chairman Porter asked if Mr. Cyr received the comments from staff. Mr. Cyr reviewed his responses to the staff's comments. Mr. Cyr noted the fence will be on the outside perimeter of the storage area and the opening faces the building. He believes this to be sufficient screening for the storage area. The Commission was agreeable to this proposal.

Mr. Cyr reviewed the parking plan in regards to the loading spaces adjacency. Chairman Porter asked if any Commission members had concerns about the handicap space being adjacent to loading. Commissioner Ambrosey expressed his concern about this parking space being next to the delivery zone. Commissioner Ambrosey suggested moving the handicap space over one space and to have a regular parking space next to the loading space or a planting island. Mr. Cyr advised this is a change they will be able to make.

Mr. Cyr reviewed the island that is proposed to be cut back in order to provide sufficient room for the trucks to maneuver through the area. Planner Agresta noted where other areas of the site could be used for parking spaces. Mr. Cyr agreed to move the dumpster over into the outdoor storage area and add more parking spaces to this area, allowing the other changes suggested by staff.

Mr. Cyr reviewed the exterior design of the proposed building. He noted this is an industrial building that looks similar to the existing building. He pointed out this proposed building will sit behind the existing building. The Commission reviewed the design elements and thought between the stone base, building insets and windows, that the design meets could be determined as meeting the general intent of the regulations.

Mr. Cyr displayed a detail for the monument sign saying that plan was mistakenly omitted from the last submission. Chairman Porter clarified this sign was for both the existing building and the proposed building. Mr. Cyr confirmed the sign was for both buildings and noted that it will not be illuminated. Chairman Porter advised as long as the sign meets the Regulations, subject to staff review, it could be deemed acceptable.

Commissioner Ambrosey asked if there is any proposed landscaping for the front of the building. Mr. Cyr reviewed the trees that have been added but they were not in front of the building. The other Commissioners did not push for landscaping in front of the building. Chairman Porter asked if a sidewalk can be added to the side door of the building. Mr. Cyr noted a sidewalk can be added to this area.

Commissioner Westlund expressed concern about the dumpsters and equipment currently on the property and noted his doubts that same would fit within the proposed outdoor storage area. Mr. Cyr noted the applicant plans to condense some of the items he needs to store in this area.

Commissioner Ambrosey again clarified that there is no planned landscaping in front of the proposed building and that he did think this was consistent with the Regulations. Mr. Cyr clarified there is no landscaping for this area.

Commissioner O'Reilly requested yet again for copy of the Conservation Easement that he requested at the previously meetings. Mr. Cyr noted he could submit it to the Commission. Planner Agresta stated that he would get a copy from the Town Clerk's office and send it to Commissioner O'Reilly. The Commission agreed to move forward based on the assumption that the Conservation Easement does not preclude any activity proposed and that its terms must be adhered to during and after construction.

Public Comment – None

Upon polling the Commission and hearing no objections, Chairman Porter closed the public hearing.

7. EFP-2019-02, File #103 – 7 and 15 Main Street – B-1 District

Excavation / Fill Permit Application for the excavation, removal and export of approximately 64,200 cubic yards of excavated materials off-site to 4 Main Street (companion application EFP-2019-03, File #104) located across the street, including general site preparation work for future potential development. 1-15 Main Street Monroe, LLC (owner/applicant).

Postponed by applicant to 01/16/20.

8. EFP-2019-03, File #104 – 4 and 7180 Main Street – B-1 and I-1 Districts

Excavation / Fill Permit Application to import approximately 64,200 cubic yards of excavated fill material from 7 and 15 Main Street (companion application EFP-2019-02, File #103) located across the street to fill the site to an average elevation of approximately 322 feet, including general site preparation work for future potential development. 7192 Main Street, LLC (owner/applicant).

Postponed by applicant to 01/16/20.

9. SEP-2019-11, File #1619A – 269 Purdy Hill Road – ARR District

Special Exception Permit / Site Development Plan Application for twenty-five (25) attached, 2-bedroom age-restricted (55-years and older) residential dwellings in eight (8) multi-unit buildings, including demolition of existing house and shed, as well as associated proposed site improvements (internal private road, lighting, unit drives/parking, electric, gas, stormwater management, water supply, septic disposal, landscaping, and other related supporting infrastructure). This application supersedes a previous approval for fifteen (15) detached age restricted dwellings per SEP-2016-11, File 1581A. Beaver Brook, LLC (applicant); Kenneth L. and Pricilla G. Twombly (owner).

Postponed by applicant to 01/16/20.

SITE PLAN REVIEW AND PERMIT AMENDMENT MODIFICATIONS

10. SITE PLAN REVIEW AND PERMIT AMENDMENT MODIFICATIONS

None

DELIBERATIONS and DETERMINATIONS

11. TIME EXTENSIONS

Time Extension – SEP-2018-03, File #1598A – 205 Monroe Turnpike – LOR District

MOTION: O'REILLY – To grant a ninety (90) day extension to file final plans per approval Resolution requirements and conditions.

SECOND: AMBROSEY

VOTE: 5-0 – Approved – Motion Passed

Ayes Porter, O'Reilly, Ambrosey, Maini, Condon

Nays None

12. BOND RELEASES OR REDUCTIONS

None

13. PENDING MEETING MINUTES

Minutes – December 19, 2019

MOTION: O'REILLY – To approve the meeting minutes of December 19, 2019, as drafted.

SECOND: AMBROSEY

VOTE: 4-0-1 – Approved – Motion Passed

Ayes Porter, O'Reilly, Maini, Ambrosey

Nays None

Abstain Condon

14. PENDING APPLICATION DELIBERATIONS/DETERMINATION

SEP-2018-03-A1, File #1598A – 205 Monroe Turnpike – LOR District

MOTION: O'REILLY – To approve Special Exception Permit / Site Development Plan Perm Amendment Modification application SEP-2018-03-A1 per draft Approval Resolution dated January 2, 2020.

SECOND: MAINI

VOTE: 3-2 – Approved – Motion Passed

Ayes O'Reilly, Maini, Paniccia

Nays Porter, Ambrosey

Discussion: Chairman Porter summarized the contents and standards in the POCD and Zoning Regulations in regard to site layout, building design and character. Chairman Porter noted for the Commission that they could approve as is, deny or approve with conditioned changes. The Commission discussed the proposed building design. Members Porter, Ambrosey and Paniccia stated the building needed more to be consistent with the regulations and other buildings within Monroe. All agreed that changing the vertical to horizontal siding was ok. Chairman Porter expressed concerns that the flat roof was not consistent and would like to see a change to that aspect of the building, to which Commissioner Paniccia concurred but noted that was not proposed by the applicant. Commissioner Ambrosey expressed interest in seeing use of goose-neck lights in the front to soften the large high façade over the wall sign. Commissioner Maini and O'Reilly thought the building was fine as proposed.

SEP-2019-10, File #1618A – 17 Enterprise Drive – I-2 District

The Commission directed staff to prepare a draft approval with the changes as discussed at the hearing.

15. REGULATIONS REVIEW/AMENDMENT WORK SESSION

Chairman Porter reminded the members that the next meeting was scheduled for January 6, 2019 at 5:30 pm.

16. CORRESPONDENCE / OTHER RECEIVED

None

17. COMMISSION REPORTS:

- Chairman's Report – None
- Commissioner's Reports – None
- Land Use Staff Reports – Planner Schultz summarized his report.

18. MEETING ADJOURNMENT

Upon polling the Commission and hearing no objections, Chairman Porter adjourned the meeting at 8:43 pm.



Town of Monroe Planning and Zoning Commission
7 Fan Hill Road, Monroe, CT 06468
Phone (203) 452-2812 – Fax (203) 261-6197

SPECIAL EXCEPTION PERMIT
SITE DEVELOPMENT PLAN APPROVAL

PERMIT AMENDMENT MODIFICATION
SEP-2018-03-A1 – File #1598A

205 MONROE TURNPIKE
Assessor Map 6, Lot 10 – Limited Office Retail (LOR) District

OWNER / APPLICANT
205 Monroe Turnpike, LLC

Date of Standing Approval	October 3, 2018
Date of This Amended Approval	January 2, 2020
Date Final Plans to be Signed by	April 1, 2020
Standing and Amendment Approval Expiration	October 3, 2023

WHEREAS, the Monroe Planning and Zoning Commission (hereinafter “Commission”) has received an application from 205 Monroe Turnpike, LLC (applicant/owner) seeking Permit Amendment Modification Approval of a previously granted and standing Special Exception Permit / Site Development Plan approval (SEP-2018-03, File #1598A, approved on October 3, 2018); and

WHEREAS, the amendment proposal is shown and detailed in the associated application materials, including:

- Permit Approval Amendment Modification (SEP-2018-03-A1);
- Narrative, Solli Engineering, 09/04/19;
 - Appendix A – Figures 1 through 7;
 - Appendix B – Existing and Proposed Hydrology;
 - Appendix C – Proposed Hydraulics;
 - Appendix D – Existing and Proposed Drainage Area Maps;
- Responses to Comments, Solli Engineering, 11/11/19, 11/27/19 and 12/10/19;
- Drainage Data;
- Narrative, Solli Engineering, 10/30/19;
- Figure 6 – Panera Bread Truck Turning Figure, Solli Engineering, 10/15/19, revised 12/10/19;

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SEP-2018-03-A1 – File #1598A, 205 Monroe Turnpike

- Red Line Sheets 2.11 and 2.61, Solli Engineering, 05/22/19, revised 09/13/19;
- Wall Mount Light Specifications;
- Intent to Grant Easement Letter, Solli Engineering, 10/21/19;
- 0.00 – Cover Sheet (1/24), Solli Engineering, 08/10/18, revised 09/13/19;
- 0.10 – General Notes, Legend & Abbreviations (2/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 1.11 – Zoning Location Survey (3/24), Accurate, 04/04/18, revised 04/02/19;
- 1.21 – “First Cut” Lot Split Plan (4/24), Accurate, 05/21/18, revised 04/02/19;
- 1.30 – 500-Foot Radius Plan (5/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 1.40 – Area Map (6/24) – Not Included;
- 2.11 – Site Layout Plan (7/24), Solli Engineering, 05/22/18, revised 12/10/19;
- 2.21 – Grading and Drainage Plan (8/24), Solli Engineering, 05/22/18, revised 12/10/19;
- 2.31 – Soil Erosion & Sediment Control Plan (9/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 2.32 – Soil Erosion & Sediment Control Plan; Phase II (10/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 2.41 – Soil Erosion & Sediment Control Notes & Details (11/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 2.51 – Site Utility Plan, (12/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 2.61 – Landscape Plan (13/24), Solli Engineering, 05/22/18, revised 12/10/19;
- 2.71 – Lighting Plan (14/24), Solli Engineering, 05/22/18, revised 11/12/19;
- 3.01 – Details (15/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 3.02 – Details (16/24), Solli Engineering, 05/22/18, revised 11/12/19;
- 3.03 – Details (17/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 3.04 – Details (18/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 3.05 – Details (19/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 3.06 – Details (20/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 3.07 – Details (21/24), Solli Engineering, 05/22/18, revised 09/13/19;
- 4.11 – Roadway Improvement & Utility Plan (22/24), Solli Engineering, 11/15/18; revised 09/13/19;
- 4.12 – Roadway Signage & Striping Plan (23/24), Solli Engineering, 11/15/18, revised 09/13/19;
- 4.21 – Roadway Grading, Drainage and Soil Erosion & Sediment Control Plan (24/24), Solli Engineering, 11/15/18, revised 09/13/19;
- DA-EX – Existing Drainage Area Map, Solli Engineering, 05/22/19, revised 11/12/19;
- DA-PR – Proposed Drainage Area Map, Solli Engineering, 05/22/19, revised 11/12/19;
- DA-CB – Sub-Catchment Drainage Map, Solli Engineering, 05/22/19, revised 11/12/19;
- 0103 – OPS Plan (restaurant floor plan), Panera Bread, 12/13/19;
- 0106 – Elevations (restaurant), Panera Bread, 12/13/19;
- 0107 – Elevations, Continued (restaurant), Panera Bread, 12/13/19;
- Other Building’s Floor Plans and Elevations – Not Included (no changes proposed); and

WHEREAS, the proposed permit amendment modifications sought include the following:

- Modification to Restaurant use and layout (and associated modifications to site access and drainage system), including addition of a Special Exception Permit drive-through window service and outdoor dining area; and

WHEREAS, the Commission considered the proposed application at a duly noticed public hearing, opened and adjourned on October 24, 2019, reconvened and closed on December 19, 2019, with extensions from the applicant. Notice of the public hearing was filed in the Monroe Town Clerk’s office on October 4, 2019, and published in Voices on October 9 and 16, 2019; and

WHEREAS, the public hearing notice was sent to abutting property owners within 100 feet of the subject property as evidenced by submission of certified mail receipts (and subsequently returned “green” cards); and

WHEREAS, the proposed amendments are minor in nature and consistent with the previous findings issued pursuant to Zoning §8.2.2 in respect to applicable Special Exception Permit General Standards;

SPECIAL EXCEPTION PERMIT / SITE DEVELOPMENT PLAN APPROVAL
SEP-2018-03-A1 – File #1598A, 205 Monroe Turnpike

NOW THEREFORE BE IT RESOLVED, the Commission, in accordance with §8.2.2 of the Zoning Regulations, hereby finds the following in respect to the Special Exception Permit General Standards (numbering sequence follows that in the Zoning Regulations):

- A. The site is zoned LOR District and approval for development of the site was granted on October 4, 2019. The proposed amendment to modify the previously approved restaurant use with the addition of a Special Exception Permit drive-through and outdoor dining area are permitted uses of the underlying LOR District;
- B. The amendment proposal is consistent with the Plan of Conservation and Development (POCD) in that it will provide permitted commercial uses on a vacant undeveloped property consistent with the underlying LOR District use and site development standards;
- C. The proposed modified restaurant with drive-through and outdoor dining area will comply with applicable yard setbacks, height/stories and coverage standards. Site landscaping will provide screening and buffering to adjoining properties. Permissible waiver related to the rear landscape buffer area and septic disposal system for the restaurant is proposed to be modified slightly but remains consistent with the waiver granted in the original approval;
- D. Like with the original approval, modified proposed exterior lighting will be dark sky compliant. With required modification of the proposed Site Plans, proposed signage will comply with applicable zoning size and design standards. Separate Commission action will be needed to accommodate the applicant's request for a "pre-view" menu board sign, which at the present time is not permitted by the Zoning Regulations. There will be no exterior audio music or advertising streaming at proposed facilities. The proposed modified restaurant use will operate in a similar fashion and with hours similar to other typical retail type uses in the area, and are not anticipated to generate objectionable conditions by reason of noise, fumes, smoke, dust, vibration, glare, intensity or flashing of lights;
- E. Like with the original approval, the proposed modified restaurant use is proposed to be served by a private subsurface septic disposal system and connection to existing public water supply;
- F. The proposed project amendments require modification of the standing Connecticut Office of State Traffic Administration (OSTA) Certificate issued for the original approved project, which is and remains classified as a Major Traffic Generator (MTG);
- G. Approval of the application will require incorporation of recommendations of Town staff and applicable reviewing agencies;
- H. Other required permits or approvals as may be needed to support the proposed facility and site modifications will be required to be obtained accordingly by the applicant;
- I. The amendment proposal is not anticipated to generate any greater demands for police, fire and emergency services than the original approved restaurant use; and

BE IT FURTHER RESOLVED, the Commission, in accordance with Zoning §8.2.3J, hereby finds the following in respect to the Special Exception Permit Supplemental Standards for a Drive-Through (Panera Restaurant)


- The drive-through lanes have been designed with compliant separation, width and bypass;
- The drive-through lanes ingress and egress are appropriately distant from adjacent streets;

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- The drive-through lanes do not encroach into applicable setbacks or landscape buffer areas, nor into parking areas, walkways or service areas;
- The drive-through lanes will be appropriately marked;
- The drive-through lanes will be separated by the outdoor dining area by landscaping and fencing;
- Adequate restaurant use queuing is provided within the drive-through lanes;
- A single menu board of compliant size is permitted in relation to the restaurant use drive-through; and

BE IT FURTHER RESOLVED, the Commission, in accordance with §8.2.2 of the Zoning Regulations, upon motion by **MICHAEL O'REILLY** and seconded by **BRUNO MAINI**, following deliberations conducted on **December 19, 2019 and January 2, 2020**, voted **THREE (3)** in favor and **TWO (2)** in opposition to **APPROVE Special Exception Permit Amendment Modification Application SEP-2018-03-A1, File #1598A**, subject to the modifications and requirements as set forth below, as follows:

Vote:	<u>WILLIAM PORTER</u>	<u>NAY</u>
	<u>MICHAEL O'REILLY</u>	<u>AYE</u>
	<u>LEON AMBROSEY</u>	<u>NAY</u>
	<u>BRUNO MAINI</u>	<u>AYE</u>
	<u>DOMENIC PANICCIA</u>	<u>AYE</u>

For the Commission:


William Porter, Chair

BE IT FURTHER RESOLVED, this Permit Amendment Modification approval is specific to the amendment modifications as described in the application as referenced herein. Any changes thereto shall require separate review and approval; and

BE IT FURTHER RESOLVED, this Permit Amendment Modification approval and the conditions below shall be in addition to those of the original Special Exception Permit (SEP-2018-03, File #1598A) approval; and

BE IT FURTHER RESOLVED, the Commission hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in CGS §8-3(d); and

BE IT FURTHER RESOLVED, as set forth above, this Permit Amendment Modification approval shall be subject to the following modifications and requirements:

MODIFICATIONS AND REQUIREMENTS OF AMENDMENT APPROVAL

Prior to authorized endorsement of the Amended Site Plans by the Commission Chair, the following shall be completed within ninety (90) days of the date of this Resolution of Approval, unless a written request for an extension is submitted by the applicant prior thereto (the Commission shall consider said request at its next available meeting, which may be past the date of expiration), or this Permit Amendment Modification approval shall become null and void without further notice.

Prior to the effectiveness of this Permit Amendment Modification approval, the following shall be completed in the order that follows:

1. **Verification of State Traffic Certificate Amendment** – The applicant shall verify attainment of amendment of the standing Connecticut Office of State Traffic Administration (OSTA) Certificate as was issued for the original approved project.

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SEP-2018-03-A1 – File #1598A, 205 Monroe Turnpike

2. **Revision of Final Amended Site Plans** – The applicant shall submit a **SINGLE (1)** complete set of final Site Plans consisting of the following plans, revised as set forth and required below, subject to acceptance by the Planning and Zoning Department staff:

- a. **Each** plan sheet shall include a common revision date of January 3, 2020 or later.
- b. **Each** plan sheet shall include the following additional note: **Amended Permit Modification Approval per SEP-2018-03-A1, File #1598A, dated January 2, 2020.**
- c. **Each** plan sheet shall revise the title to reference: **Amended Site Plan.**
- d. **Each** plan sheet shall include the following signature block with original signature of the applicant/owner affixed thereon:

The owner/applicant acknowledges that all work shown on these Amended Site Plans shall be completed in compliance with the Planning and Zoning Commission approval relating thereto, and in accordance with all applicable Town of Monroe Codes and Regulations, as well as all other applicable State and Federal laws, requirements and regulations.

Owner
{INSERT PRINTED OWNER NAME}
{INSERT PRINTED ADDRESS}

Applicant
{INSERT PRINTED APPLICANT NAME}
{INSERT PRINTED ADDRESS}

- e. The following Site Plan revisions shall be made:
 - (1) The detail for the plain white bollard shall be deleted and note labels shall be revised to reference the White Decorative Bollard detail for installation with the Restaurant use in addition to the previously approved and unmodified Gas Station use.
 - (2) Additional detail of the outdoor dining “planter boxes” shall be provided to more clearly show their construction, mounting and seasonal planting with schedule.
 - (3) Details for the “wall sign” and “menu board” detail shall be provided to separately show compliance of all applicable zoning sign standards.
 - (4) Details and elevation of the “menu board canopy” to show its Zoning compliance and relationship to the menu board shall be provided; if not zoning compliant same shall be deleted.
 - (5) All references and showing of a “pre-view board” shall be deleted.
 - (6) Details for all restaurant and drive-through directional signs and take-out parking signs shall be provided (the plans indicate locations of apparent directional and traffic control signs but which are not keyed to related details or plan labeling like those in the road right-of-way).
 - (7) The Restaurant Building Elevation shall be revised to change the shown vertical siding to horizontal siding.

3. **Filing of Final Amended Site Plan Sets**
 - a. Upon satisfactory revision of the final Amended Site Plans as required above under **Condition 2**, the applicant shall submit **One (1)** complete plan set (full size 24" x 36", collated, **unbound** and **rolled**), for the authorized endorsement of same by the Commission Chair.
 - b. Following endorsement above, the applicant will be provided with a digital copy for purposes of providing **Six (6)** full sized (24" x36", collated, **bound** and **folded**) **color copies** showing the endorsement thereon accordingly.
4. **Filing of Final Stormwater Management Report** – The applicant shall provide three (3) copies of a "final" Storm Management Report, as certified by a Connecticut licensed professional engineer, revised to correctly indicate the scale for the DA-PR plan, as well as to include specific Tc calculations in order to verify acceptance.
5. **Bond** – The applicant shall provide a supplemental Bond Agreement and Bond Form referencing the original approval as amended by this approval.
6. **Recording of Amendment Approval Resolution** – This Amendment Approval Resolution shall be recorded on the Monroe Land Records. The applicant shall be responsible for collecting the original signed copy from the Planning and Zoning Department and recording same on the Land Records, as well as providing a copy of said recording to the Planning and Zoning Department.
7. **Zoning and Building Permits** – Zoning and Building Permits shall be obtained (or existing amended), implemented and finalized in a timely manner. Failure to apply for and obtain such permits and final certificates of same shall be deemed a zoning violation, subject to this Approval being revoked.
8. **Zoning Certificate of Compliance** – Use and/or occupancy of approved site improvements shall not be authorized until the applicant/owner obtains a Permanent Certificate of Zoning Compliance and Building Department Certificate of Occupancy/Completion. It shall be the applicant's/owner's responsibility to coordinate and request all inspections, and to request and obtain a Permanent Certificate of Zoning Compliance and Building Department Certificate of Occupancy/Completion.
9. **Prior Conditions** – All other prior conditions, time periods, bonds and requirements of the previous Planning and Zoning Approval, and any amendments subsequent thereto, shall remain unchanged and in full force and effect.
10. **Expiration** – The improvements associated with this Permit Amendment Modification approval shall expire if the above conditions are not completed within the time periods set forth in the original approval, unless extended by separate request of the applicant and approval of same by the Planning and Zoning Commission.