

**AMENDMENT #1 – ZONING REGULATIONS TEXT AMENDMENT**

---

Regular Text	Existing Text in Current Zoning Regulations to Remain
<del>Red Strikeout Text</del>	Existing Text in Current Zoning Regulations to be Deleted
<u>Blue Double Underline Text</u>	Amendment / New Text to be Added

**AMEND EXISTING §4.2.4, Lot Area and Bulk Dimensional Requirements for Business District 2 as follows:**

**§4.2.4 Lot Area and Bulk Dimensional Requirements for Business District 2**

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

<b>Schedule of Dimensional Requirements</b>	
<b>Lot Requirements</b>	<b>B-2</b>
Minimum lot area	1 acre
Minimum lot frontage	125 feet
Minimum square*	125 x 125 feet
Minimum front yard	50 feet
Minimum yard	
At residential zone boundary**	30 feet
Rear and side	20 feet
Maximum height	2 ½ stories/35 feet
Building coverage	25%
Minimum floor area	1,400 square feet

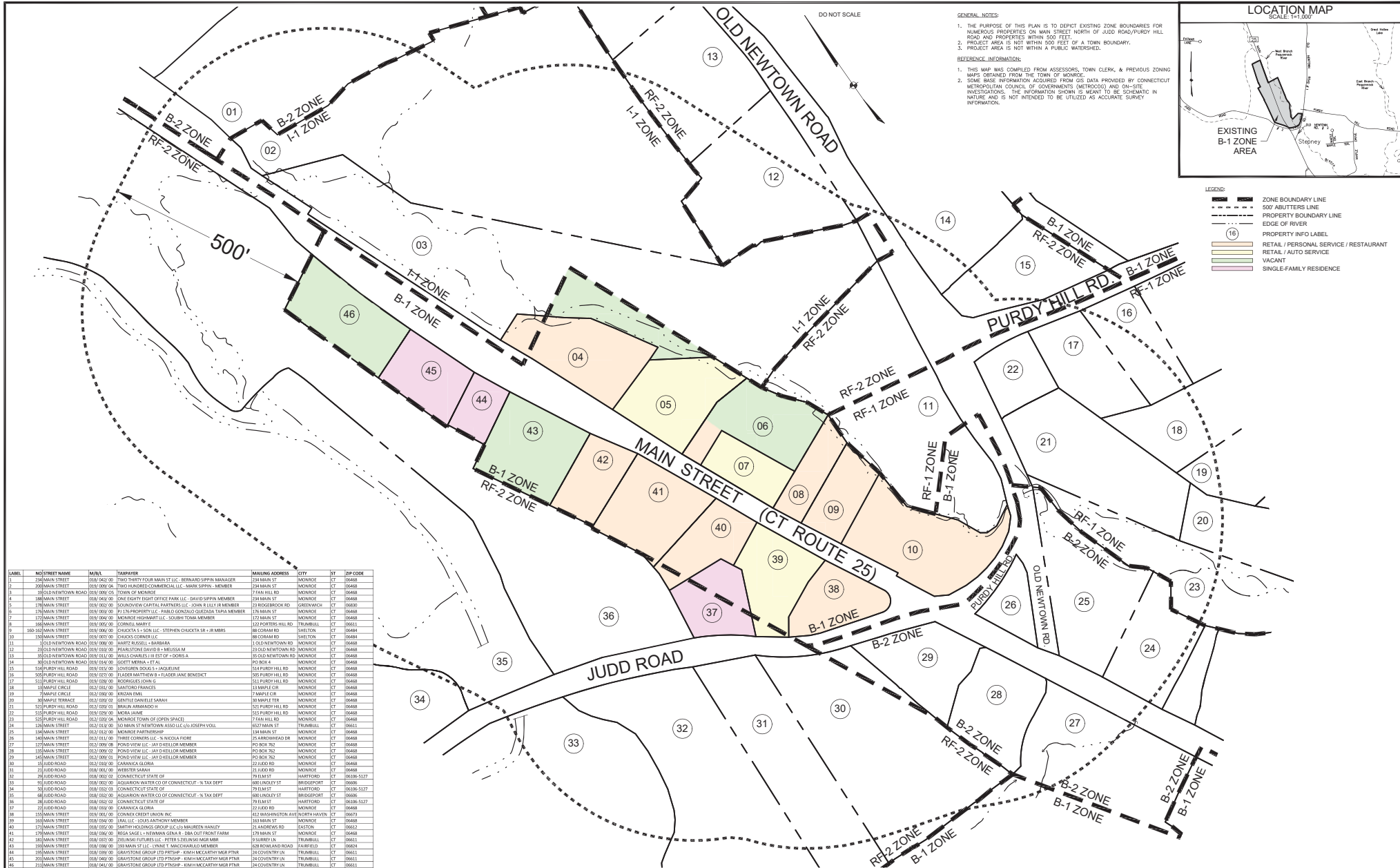
\*Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

\*\*Except if abutting land owned by the State of Connecticut which is permanently preserved in perpetuity in its natural and open condition for the protection of natural resources and public water supply or permanently protected open space of a solely passive nature.

## AMENDMENT #2 – ZONING MAP ZONE BOUNDARY CHANGES

*AMEND OFFICIAL ZONING MAP with the following Zone Boundary Changes:*

ZONE BOUNDARY CHANGE PROPERTIES						
PROPERTY	ASSESSOR		PROPERTY OWNER	EXISTING LAND USE	EXISTING ZONE	PROPOSED ZONE
	MAP	LOT				
150 Main Street	19	7	Chucks Corner LLC	Retail Center	B-1	B-2
155 Main Street	19	1	Connex Credit Union Inc.	Retail Bank	B-1	B-2
160 Main Street	19	6	Chuckta S. + Son LLC	Restaurant / Personal Service	B-1	B-2
163 Main Street	18	34	LRAL LLC	Retail Auto Service	B-1 / RF-2	B-2
22 Judd Road	18	33	Gloria Caranica	Single Family Residence	RF-2 / B-1	RF-2
166 Main Street	19	5	Mary E. Cornell	Retail Store	B-1	B-2
171 Main Street	18	35	Smithy Holdings Group LLC	Restaurant	B-1 / RF-2	B-2
172 Main Street	19	4	Monroe Highmart LLC	Retail Gas Station	B-1	B-2
176 Main Street	19	3	PJ 176 Property LLC	Retail Liquor Store	B-1	B-2
178 Main Street	19	2	Soundview Capital Partners LLC	Retail Car Wash	B-1	B-2
179 Main Street	18	36	Sage L. Rega & Gena R. Newman	Retail Center / Restaurant	B-1 / RF-2	B-2
181 Main Street	18	37	Zielinski Futures LLC	Retail / Office	B-1	B-2
188 Main Street	18	43	188 Office Park LLC	Office	B-1 / I-1	B-2
193 Main Street	18	38	193 Main St LLC	Vacant	B-1	B-2
195 Main Street	18	39	Graystone Group LTD Partnership	Single-Family Residence	B-1	B-2
201 Main Street	18	40	Graystone Group LTD Partnership	Single-Family Residence	B-1	B-2
211 Main Street	18	41	Graystone Group LTD Partnership	Vacant	B-1	B-2
19 Old Newtown Road	19	9	Town of Monroe	Open Space	I-1 / B-1	I-1

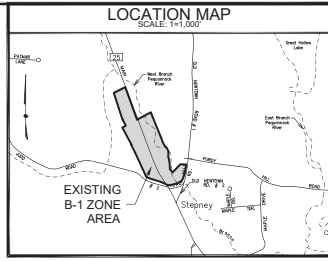


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING ZONE BOUNDARIES FOR NUMEROUS PROPERTIES ON MAIN STREET NORTH OF JUDD ROAD/PURDY HILL ROAD AND PROPERTIES WITHIN 500 FEET.
2. PROJECT AREA IS NOT WITHIN 500 FEET OF A TOWN BOUNDARY.
3. PROJECT AREA IS NOT WITHIN A PUBLIC WATERSHED.

REFERENCE INFORMATION:


1. THIS MAP WAS COMPILED FROM ASSESSORS, TOWN CLERK, & PREVIOUS ZONING MAPS OBTAINED FROM THE TOWN OF MONROE.
2. SOME BASE INFORMATION ACQUIRED FROM GIS DATA PROVIDED BY CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS (METROGIS) AND ON-SITE INVESTIGATIONS. THE INFORMATION SHOWN IS MEANT TO BE SCHEMATIC IN NATURE AND IS NOT INTENDED TO BE UTILIZED AS ACCURATE SURVEY INFORMATION.



LEGEND:

- ZONE BOUNDARY LINE
- - - 500' ABUTTERS LINE
- - - PROPERTY BOUNDARY LINE
- - - EDGE OF RIVER
- (16) PROPERTY INFO LABEL
- RETAIL / PERSONAL SERVICE / RESTAURANT
- RETAIL / AUTO SERVICE
- VACANT
- SINGLE-FAMILY RESIDENCE

LABEL	NO	STREET NAME	M/VA	TAXPAYER	MAILING ADDRESS	CITY	ST	ZIP CODE
1	246	MAIN STREET	03/24/03	TWO THIRTY FOUR MAIN ST LLC - BRUNARD SOPPIN MANAGER	234 MAIN ST	MONROE	CT	06468
2	200	MAIN STREET	03/29/09	TWO HUNDRED COMMERCIAL LLC - MARK SOPPIN - MEMBER	204 MAIN ST	MONROE	CT	06468
3	190	OLD NEWTOWN ROAD	03/29/09	TOWN OF MONROE	7 FAN HILL RD	MONROE	CT	06468
4	188	MAIN STREET	03/29/09	ONE EIGHTY EIGHT OFFICE PARK LLC - DAVID SOPPIN MEMBER	204 MAIN ST	MONROE	CT	06468
5	178	MAIN STREET	03/29/09	FOURTYVIEW CAPITAL PARTNERS LLC - JOHN R LULLY R MEMBER	23 ROOSEBOLD RD	GREENWICH	CT	06830
6	176	MAIN STREET	03/29/09	3112 ENTERPRISE LLC - BRUCE GONCALVES/QUEEN TARA MEMBER	176 MAIN ST	MONROE	CT	06468
7	172	MAIN STREET	03/29/09	MONROE HIGHWAY LLC - SOUTHW TOWN MEMBER	172 MAIN ST	MONROE	CT	06468
8	168	MAIN STREET	03/29/09	ROBINEL WARE	227 PURDY HILL RD	TRUMBULL	CT	06611
9	160	160 MAIN STREET	03/29/09	FRONZES & SON LLC - STEPHEN CHUCKY SR JR MBRS	86 CORHAM RD	SHEFTON	CT	06484
10	150	MAIN STREET	03/29/09	CHUCKS CORNER LLC	86 CORHAM RD	SHEFTON	CT	06484
11	150	OLD NEWTOWN ROAD	03/29/09	MARTE ROSSELL - KARBARA	11 CLARK NEWTOWN RD	MONROE	CT	06468
12	150	OLD NEWTOWN ROAD	03/29/09	PEARLSTONE DAVID B + MELISSA M	23 OLD NEWTOWN RD	MONROE	CT	06468
13	150	OLD NEWTOWN ROAD	03/29/09	MELISSA CORNELIUS EST OF - MONIKA A	150 OLD NEWTOWN RD	MONROE	CT	06468
14	150	OLD NEWTOWN ROAD	03/29/09	LOTTI NEMEA + ETAL	PO BOX 4	MONROE	CT	06468
15	144	PURDY HILL ROAD	03/29/09	LOVORNEN SCULLS - JACQUELINE	144 PURDY HILL RD	MONROE	CT	06468
16	140	PURDY HILL ROAD	03/29/09	BLANKE MATTHEW B + ELIZABETH JANE BENEDET	100 PURDY HILL RD	MONROE	CT	06468
17	131	PURDY HILL ROAD	03/29/09	BOURQUELES JOHN G	131 PURDY HILL RD	MONROE	CT	06468
18	130	MAPLE CIRCLE	03/29/09	SANTOFRANCIS	130 MAPLE CIR	MONROE	CT	06468
19	127	MAPLE CIRCLE	03/29/09	KIRZAN ENL	127 MAPLE CIR	MONROE	CT	06468
20	126	MAPLE TERRACE	03/29/09	GENE DANIELS SARAH	126 MAPLE TER	MONROE	CT	06468
21	121	521 PURDY HILL ROAD	03/29/09	BRAUN ARMANDO H	521 PURDY HILL RD	MONROE	CT	06468
22	115	PURDY HILL ROAD	03/29/09	MICHA JAMIE	115 PURDY HILL RD	MONROE	CT	06468
23	110	PURDY HILL ROAD	03/29/09	MONROE TOWN OF (JOHN SPACE)	7 FAN HILL RD	MONROE	CT	06468
24	106	MAIN STREET	03/29/09	80 MAIN ST NEWTON ASSOC LLC (JOSEPH VOGL	607 MAIN ST	TRUMBULL	CT	06611
25	104	MAIN STREET	03/29/09	MONROE PARTNERSHIP	104 MAIN ST	MONROE	CT	06468
26	148	MAIN STREET	03/29/09	THREE CORNERS LLC - NICOLA FIORE	25 ARROWHEAD DR	MONROE	CT	06468
27	123	MAIN STREET	03/29/09	POND VIEW LLC - JAY DEE/LOR MEMBER	PO BOX 782	MONROE	CT	06468
28	110	MAIN STREET	03/29/09	POND VIEW LLC - JAY DEE/LOR MEMBER	PO BOX 782	MONROE	CT	06468
29	110	JUDD ROAD	03/29/09	KARANDEA KARINA	22 JUDD RD	MONROE	CT	06468
30	71	JUDD ROAD	03/29/09	WYSTER SARAH	21 JUDD RD	MONROE	CT	06468
31	70	JUDD ROAD	03/29/09	CONANCTIC STATE OF	70 JUDD RD	HARTFORD	CT	06106-5127
32	91	JUDD ROAD	03/29/09	AQUARIUM WATER CO OF CONNECTICUT - 'S TAX DEPT	800 LINLEY ST	BRIDGEPORT	CT	06606
33	91	JUDD ROAD	03/29/09	AQUARIUM WATER CO OF CONNECTICUT - 'S TAX DEPT	800 LINLEY ST	BRIDGEPORT	CT	06606
34	68	JUDD ROAD	03/29/09	CONANCTIC STATE OF	70 JUDD ST	HARTFORD	CT	06106-5127
35	28	JUDD ROAD	03/29/09	KARANDEA KARINA	22 JUDD RD	MONROE	CT	06468
36	150	MAIN STREET	03/29/09	CONANT CREDIT UNION INC	612 WASHINGTON AVENUE	NORTH HAVEN	CT	06473
37	150	MAIN STREET	03/29/09	CONANT CREDIT UNION MEMBER	150 MAIN ST	MONROE	CT	06468
38	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
39	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
40	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
41	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
42	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
43	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
44	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
45	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432
46	174	MAIN STREET	03/29/09	SMITH HOLDINGS GROUP LLC (JO MAUREEN HANLEY	21 ANDOVER RD	EASTON	CT	06432



# TOWN OF MONROE

7 FAN HILL ROAD  
MONROE, CONNECTICUT 06468

NO.	DATE	REVISIONS

DESIGNED

DRAFTED

CHECKED

DATE: 7-21-2020


SCALE: 1" = 100'

PROJECT #

APPLICATION FOR:

**PLANNING & ZONING COMMISSION**

SCALE: 1" = 100'



**500 FOOT ABUTTER RADIUS MAP**

ZONE BOUNDARY CHANGE

MAIN STREET (CT ROUTE 25)

BUSINESS DISTRICT 1 (B-1) TO BUSINESS DISTRICT 2 (B-2)

TOWN OF MONROE  
MONROE, CT 06468

DWG. NO.

**ZC-1**

1 of 2

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING & PROPOSED ZONE BOUNDARIES FOR NUMEROUS PROPERTIES ON MAIN STREET NORTH OF JUDD ROAD/PURDY HILL ROAD.
2. PROJECT AREA IS NOT WITHIN 500 FEET OF A TOWN BOUNDARY.
3. PROJECT AREA IS NOT WITHIN A PUBLIC WATERBOD.

REFERENCE INFORMATION:

1. THIS MAP WAS COMPILED FROM ASSESSORS, TOWN CLERK, & PREVIOUS ZONING MAPS OBTAINED FROM THE TOWN OF MONROE.
2. SOME BASE INFORMATION ACQUIRED FROM GIS DATA PROVIDED BY CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS (METROCO) AND ON-SITE INVESTIGATIONS. THE INFORMATION SHOWN IS MEANT TO BE SCHEMATIC IN NATURE AND IS NOT INTENDED TO BE UTILIZED AS ACCURATE SURVEY INFORMATION.

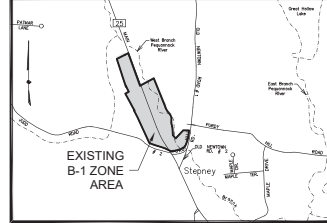
LEGEND:

- ZONE BOUNDARY LINE
- - - - - PROPERTY BOUNDARY LINE
- - - - - EDGE OF RIVER

DO NOT SCALE

LOCATION MAP

SCALE: 1"=1,000'



EXISTING ZONING MAP  
SCALE: 1" = 200'

PROPERTY	ADDRESS	APPROX. YEAR BUILT	PROPERTY OWNER	APPROX. LAND USE	EXISTING ZONE	PROPOSED ZONE
155 Main Street	155	17	Chubb's Corner LLC	Retail Center	B-1	B-2
155 Main Street	155	17	Conroy Credit Group Inc.	Retail Bank	B-1	B-2
160 Main Street	160	16	Chubb's S. & Son LLC	Restaurant / Personal Services	B-1	B-2
163 Main Street	163	16	LMA LLC	Retail Auto Service	B-1 / RF-2	B-2
22 Judd Road	18	19	Stone Carriage	Single Family Residence	RF-2 (B-1)	RF-2
164 Main Street	164	16	Maple E. Cornell	Retail Store	B-1	B-2
171 Main Street	18	19	Smithly Holdings Group LLC	Restaurant	B-1 / RF-2	B-2
172 Main Street	18	19	Monroe Investment LLC	Retail Gas Station	B-1	B-2
174 Main Street	18	19	A1134 Properties LLC	Retail Liquor Store	B-1	B-2
178 Main Street	18	17	Southwest Capital Partners LLC	Retail Car Wash	B-1	B-2
179 Main Street	18	16	Legis. Reg. & Sales & Services	Retail Center / Restaurant	B-1 / RF-2	B-2
181 Main Street	18	17	Zelinski Futures LLC	Office / Office	B-1	B-2
188 Main Street	18	13	188 Office Park LLC	Office	B-1 / B-1	B-2
193 Main Street	18	18	193 Main St LLC	Warehouse	B-1	B-2
199 Main Street	18	18	Stratstone Group LTD Partnership	Single Family Residence	B-1	B-2
201 Main Street	18	18	Stratstone Group LTD Partnership	Single Family Residence	B-1	B-2
202 Main Street	18	18	Stratstone Group LTD Partnership	Warehouse	B-1	B-2
18 Old Newtown Road	18	18	Town of Monroe	Open Space	I-1, B-1	I-1

NEW B-2 (CROSS HATCH)  
EXISTING B-2  
EXPANDED B-2



RESULTANT ZONING MAP  
SCALE: 1" = 200'

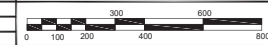


TOWN OF MONROE

7 FAN HILL ROAD  
MONROE, CONNECTICUT 06468

NO.	DATE	REVISIONS	DESIGNED
			DRAFTED
			CHECKED
			DATE: 7-21-2020
			SCALE: 1" = 200'
			PROJECT #

APPLICATION FOR:  
PLANNING & ZONING COMMISSION



ZONE BOUNDARY CHANGE  
PRE & POST ZONING DISTRICT BOUNDARIES  
MAIN STREET (CT ROUTE 25)  
BUSINESS DISTRICT 1 (B-1) TO BUSINESS DISTRICT 2 (B-2)  
TOWN OF MONROE  
MONROE, CT 06468

DWG. NO.

ZC-2

2 of 2