



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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REGULAR MEETING MINUTES
November 06, 2025 – 7:00 PM

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

Present: Michael O'Reilly, *Chairman*
Bruno Maini, *Vice Chairman*
Ryan Condon, *Secretary*
Leon Ambrosey, *Commissioner, seated until 7:03 p.m. reseated at 7:33*
Robert Westlund, *Commissioner*
Dominic Smeraglino, *Alternate*
Nicole Lupo, *Alternate*
Domenic Paniccia, *Alternate*

Also Present: Bill Holsworth, Economic & Community Development Dir.
Thomas Noonan, ZEO

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)**
- 3. GENERAL PUBLIC PARTICIPATION PERIOD**

Commissioner Ambrosey motioned to add an extension request for EFP-2021-02, 10 & 36 Main Street, to the agenda. Commissioner Condon seconded the motion and the motion passed unanimously.

B. PUBLIC HEARINGS

SEP-2025-05, File # 1669 & SUB-2025-04, File # 1281: 1536 & 1564 Monroe Turnpike

Cluster Subdivision Application and Special Exception Permit Application RESUBMISSION for 8-lot Cluster Development Subdivision located at 1536 & 1564 Monroe Turnpike. (Assessor's Map 150, Lot 167/168). Jans Land Development, LLC (owner/applicant), J. Edwards & Associates, LLC (representative). Continued from 10/16/25.

Commissioner Ambrosey recused himself for this application. Alternate N. Lupo was seated for Mr. Ambrosey. W. Holsworth reviewed exhibits entered into the file since the last meeting.

Copies of the Tighe & Bond scope of services proposal for the hydrogeological report were available for Commissioners. Commissioner Condon motioned to accept the proposal and Commissioner Westlund seconded the motion. After discussion, the motion passed unanimously.

ZEO T. Noonan reviewed his March 13, 2025 memo re: change of ownership.

Members of the public were present:

Paula Jelly, 290 Cottage Street: Questioned the process of a regular subdivision.

Mark Lamont, 51 Downs Road via ZOOM: Why was this not submitted as a regular subdivision with 2-acre zoning; concerns re: hydrogeologist data and alternative testing methods; concern re: ignoring prior vernal pool testimony from Dr. Klemens.

Michele Soltisiak, 237 Cottage Street: Concern re: possibility of clear-cutting and consequent evaporation of wells; question if number of homes would be less if submitted as a regular subdivision.

Kelly Hangos-Carrano, 19 Scholz Road: Suggested recusal of Chairman O'Reilly because "a person does not have a right to build on an unbuildable lot"; stated that incorrect information was stated re: special exceptions; requests a \$2 million bond.

Donna Konkol, 26 Manor Drive: Referred to 9/4/25 meeting re: impact on wells uphill of proposed development.

Chairman O'Reilly clarified there was no predetermination of this application and confirmed that the commission is here to make sure the "application conforms to the rules and regulations" of the Town of Monroe Planning and Zoning Commission. T. Noonan reviewed the description of cluster subdivision noting it is "basically a land development technique that groups homes and buildings closer together on a portion of the site allowing for a modification to a regular subdivision." Chairman O'Reilly continued that it is meant to be more environmentally friendly by condensing the size of the developed property so more land can be left for open space.

Commissioner Condon responded to a question regarding a comment by Chairman O'Reilly alluding to development of the project. Since the project had not been voted on, Commissioner Condon confirmed the intention was "that the property could be developed." He continued that Commission Ambrosey chose to recuse himself and it is up to every member to decide for him- or herself.

Continuation of the public hearing will be determined by return of the contract and subsequent hydrogeological report.

SEP-2021-13-A1, File #1638: 571 & 587 Pepper Street

Application for a Permit Approval Amendment Modification to reduce size to the approved warehouse footprint with a proposed 10-ft. wide separation between the buildings in addition to a revision in the septic system design to accommodate the building separation. Maybrook Properties, LLC (applicant), Mary Blackburn, Solli Eng., LLC (representative).

Commissioner Ambrosey was re-seated. Commission Condon read the legal notice into the record. W. Holsworth reviewed the items received as part of the record.

Mary Blackburn, Solli Engineering, was present via ZOOM. She reviewed the application accompanied by screenshared plans.

There were no questions from the Commission or the public, therefore the public hearing was closed.

SUB-2025-08, File #1672: 83 Hattertown Road

Resubdivision Application for a 2-lot resubdivision with no associated site work of Rocledge Farms located at 83 Hattertown Road. Chase Land, LLC (owner), Tracy Lewis, Lewis Associates (representative).

Commissioner Condon read the legal notice into the record. W. Holsworth read the exhibits received into the record.

Tracy Lewis was present for the applicant. Family members were also in attendance. Mr. Lewis reviewed the subdivision proposal accompanied by screenshared plans.

Mr. Lewis confirmed that that there are no plans to build.

There were no further questions from the Commission or the public, therefore the public hearing was closed.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

D. DELIBERATIONS/DETERMINATIONS

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

SEP-2021-13-A1, File #1638: 571 & 587 Pepper Street

Commissioner Maini motioned to approve SEP-2021-13-A1, File #1638. Commission Ambrosey seconded the motion and the motion passed unanimously.

SUB-2025-08, File #1672: 83 Hattertown Road

Commissioner Maini motioned to approve SUB/RESUB-2025-08, File #1672. Commissioner Westlund seconded the motion and the motion passed unanimously.

E. NEW APPLICATIONS

None

F. OTHER BUSINESS

EFP-2021-02, 10 & 36 Main Street

Commissioner Maini motioned to extend EFP-2021-02, File #106 for two years expiring October 21, 2027. Commissioner Westlund seconded the motion and the motion passed unanimously.

1. MEETING MINUTES: 10/16/25

Commissioner Maini motioned to approve the 10/16/25 Minutes. Commissioner Westlund seconded the motion and the motion passed unanimously.

2. ZONING/PLANNING MATTERS:

None

3. CORRESPONDENCE:

None

4. COMMISSION REPORTS

- Chairman's Report: None
- Land Use Staff Reports
 - ZEO Report - T. Noonan reviewed current enforcement items and reported that 68 businesses have been sent potential violations of sign regulations.

A letter from American Pie was read into the record regarding a potential hardship by removing signs and a letter from Kindred Spirits and Wine was read noting the long-term placement and that no complaints have been received.

The Commission discussed the original intent as being "bright lights." Mr. Noonan read the previous and new sign regulations that include LED, internally illuminated, bare bulb and exposed neon tubing etc. The enforcement process was reviewed.

W. Holsworth suggested reliance on voluntary compliance and monitoring by the ZEO. Members of the Commission concurred that the previous regulation covered the current concerns and that enforcement involves definitions that are difficult to define. Discussion will continue and efforts to curb animated or chasing lights will be ongoing.

5. MEETING ADJOURNMENT

Commissioner Maini motioned to adjourn the meeting at 8:36 p.m. Commissioner Westlund seconded the motion and the motion passed unanimously.

Respectfully submitted by:
Kristi Reilly