



TOWN OF MONROE

PLANNING and ZONING COMMISSION

7 Fan Hill Road

Monroe, CT 06468

Phone: 203-452-2809

<http://www.monroect.gov>

Minutes of October 3, 2024

Regular Meeting

Meetings are Video and Audio Recorded

Present: Michael O'Reilly, *Chair*
Bruno Maini, *Vice-Chair*
Ryan Condon, *Secretary*
Robert Westlund, *Commissioner*
Dominic Smeraglino, *Alternate*
Nicole Lupo, *Alternate, seated for L. Ambrosey*
Domenic Paniccia, *Alternate*

Absent: Leon Ambrosey, *Commissioner*

Also Present: Kathleen Gallagher, Planning and Zoning Administrator

A. OPENING of MEETING

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Chairman O'Reilly called the meeting to order at 7:01 p.m.

2. **ROLL CALL & SEATING OF ALTERNATES**

3. **GENERAL PUBLIC PARTICIPATION PERIOD**

Aaron Wolen, 142 Garder Road, submitted a letter re: 125 Garder Road.

B. PUBLIC HEARINGS

RAA-2024-01, File #1036

Petition Application for Regulation Text Amendment to amend the Zoning Regulations Section §6.4, Excavation & Filling. Astro Land Holdings, LLC, applicant; Solli Engineering, LLC, representative. Continued from 9/5/24.

Mary Blackburn, Solli Engineering, was present via ZOOM. PZA K. Gallagher provided a status update regarding the review from legal and surrounding councils of government. The list of exhibits was read to reflect the latest submissions.

The public hearing was closed.

SEP-2024-04, 588 Pepper Street

Special Exception Permit Application for proposed construction of a 16,000 SF warehouse at the northwest corner of the property with 36 parking spaces and 12,415 +/- SF outdoor storage located at 588 Pepper Street (Assessor Map 103, Lot 22). 588 Pepper Street, LLC (owner), Solli Engineering, LLC (representative). Continued from 9/5/24.

K. Gallagher distributed a draft resolution to commissioners. The latest exhibits were listed. Jason Montagno from Solli Engineering was present. He summarized the project changes accompanied by a shared screen PowerPoint.

Commissioner comments noted concerns re: detention pond and surrounding design shown on the grading plan. K. Gallagher stated that Police Chief White would like lighting in the rear for security and safety purposes.

The public hearing was closed.

ZCA-2024-03, 1380 & 1314 Monroe Turnpike/43 Birdseye Road

Zone Boundary Change Petition Application from RF-2 to RR at 1380 Monroe Turnpike, 1314 Monroe Turnpike, 43 Birdseye Road. Negreiro & Sons Construction LLC (owner), J. Edwards & Associates, LLC (representative). Continued from 9/5/24.

K. Gallagher reviewed the new exhibits added to the file. Jason Edwards from J. Edwards & Associates was present for the applicant. The latest revision was submitted today. Mr. Edwards reviewed one of the major changes from the last presentation which is limiting the RR zone to exclude the parcel along Route 111.

A more refined plan showing lot sizes and house layouts was displayed as requested at the last meeting. A maximum of 19 lots will be proposed in the new RR zone and one would remain in the two-acre lot out in front. Chris Russo, Russo & Rizio was present. He confirmed that a future plan would be subject to a special exception permit.

J. Edwards displayed photos of homes built by Negreiro & Sons to demonstrate house style.

Commissioner Smeraglino expressed concern re: flooding similar to that reported at Birdseye Estates. J. Edwards reviewed rerouting the water and intercepting drains. Septic testing and possible blasting were addressed. J. Edwards stated that blasting is always a potential, however, there wasn't a lot of ledge on the test holes. The open space donation with a subdivision would be 15% and would double to 30% with the zone change. The maximum number of houses for a subdivision is about 14-15 but the maximum number with the zone change would be 20. The fee in lieu is available for a subdivision but not for the zone change to RR. The house size will be approximately 4,000 sq ft. Commissioner Lupu questioned the plans for the recreational portion. Passive recreation is the anticipated plan.

Public Comment:

Stan Dziemien, 16 Bagburn Road: Prefers no housing development. Opposes zoning change and development due to change in rural openness of neighborhood. Additional condensed housing is not needed. Negatives effects noted such as pollution, septic, etc.

Atty. Russo responded that the applicant is looking to extend the neighborhood and positive aspects. K. Gallagher concluded that all specifics will be reviewed and if it gets approved, the applicant will need to come back for a special exception permit and a subdivision application.

The public hearing was closed.

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

SDP-2024-02, File #160, 685 Main Street

Standard Site Development Plan Application for proposed construction of 7,500 sf retail building located at 685 Main Street. Calito Development Group/685 Main Street (applicant/owner), J. Edwards & Associates, LLC (representative.)

K. Gallagher reviewed the exhibits received as part of the file. Jason Edwards from J. Edwards & Associates screenshared and reviewed the plans and proposal. Commissioners reviewed the option of holding a public hearing to allow neighboring residents to participate. K. Gallagher noted that by default the choice to hold a public hearing isn't required for a site development plan, therefore an official vote is requested.

Commissioner Condon motioned to hold a public hearing for SDP-2024-02 on 11/7/24 and Commissioner Lupo seconded the motion. The motion passed 3-2.

Commissioner Condon motioned to add the 2025 Meeting Calendar to the agenda. Commissioner Maini seconded the motion and the motion passed unanimously.

Commissioner Condon made a motion to add a request for 90-day extension for SEP-2024-02, 205 Spring Hill Road to the agenda. Commission Maini seconded the motion and the motion passed unanimously.

D. DELIBERATIONS/DETERMINATIONS

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

RAA-2024-01, File #1036

Commissioner Condon motioned to approve RAA-2024-01, File #1036 as drafted, with an effective date of October 17, 2024. Commissioner Lupo seconded the motion and the motion passed unanimously.

SEP-2024-04, 588 Pepper Street, File #1663

K. Gallagher reviewed the proposed conditions of approval.

Commissioner Condon motioned to approve SEP-2024-04 with conditions. The motion was seconded by Commissioner Lupo and the motion passed unanimously.

ZCA-2024-03, 1380 & 1314 Monroe Turnpike/43 Birdseye Road

The Commission reviewed the implications of density vs. open space. A draft approval and denial will be submitted for review at the next meeting.

E. NEW APPLICATIONS

None

F. OTHER BUSINESS

1. PENDING MEETING MINUTES: 9/5/2024

Commissioner Westlund motioned to approve the 9/5/24 Minutes. The motion was seconded by Commissioner Condon and the motion passed unanimously.

2025 Meeting Calendar

Commissioner Maini motioned to approve the 2025 Meeting Calendar. Commissioner Lupo seconded the motion and the motion passed unanimously as amended.

2. ZONING/PLANNING MATTERS

Request for two-year extension: EFP-2022-02, 909 Main Street (12/1/2026)

Commissioner Condon motioned and Commissioner Maini seconded the motion to approve the request for a two-year extension. The motion passed unanimously.

Request for 90-day extension: SEP-2024-02, 205 Spring Hill Road

Commissioner Maini motioned and Commissioner Westlund seconded the motion to approve the request for a 90-day extension. The motion passed unanimously.

3. CORRESPONDENCE

4. COMMISSION REPORTS

- Chairman’s Report
- Commissioner’s Reports
- Land Use Staff Reports: K. Gallagher noted receipt of a complaint re: 125 Garder Road. The approval will be reviewed and discussed at the next meeting.
-A CO is projected to be issued for Aldi at 205 Monroe Turnpike. Investigation is ongoing re: noise complaint.
- Schedule Subcommittee Meeting

5. MEETING ADJOURNMENT

Commissioner Maini made a motion to adjourn the meeting at 8:52 p.m. Commissioner Condon seconded the motion and the motion passed unanimously.

Respectfully submitted by:
Kristi Reilly