



TOWN OF MONROE
PLANNING AND ZONING COMMISSION
Regulations Subcommittee
7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2812
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Minutes of March 19, 2026
Special Meeting
Town Hall

Present: Michael O'Reilly, Chairman
Robert Westlund
Bruno Maini, *arrived at 5:34 pm*
Nicole Lupo
Domenic Paniccia

Absent: Leon Ambrosey
Dominic Smeraglino

Also present: Kathleen Gallagher, *Planning and Zoning Administrator*
William Holsworth, *Economic and Development Director*

1. CALL TO ORDER

Meeting called to order at 5:30 p.m.

2. APPROVAL OF MINUTES

Motion: Westlund
To Approve 02/09/26 Meeting Minutes
Second: Paniccia
Motion Passed 3-0-1
Aye: O'Reilly, Westlund, Paniccia
Nay: None
Abstain: Lupo

3. NEW BUSINESS

1. 835 Monroe Turnpike: 2 Lot Subdivision

The owner Michael Jordan presented and Tatiana Solovey was in attendance. Since the last meeting, the applicant has reduced the proposed 3 lot subdivision to a 2-lot subdivision with a shared driveway. K. Gallagher explained that the Commission would have to approve an interior lot and determine it was an orderly use of the land. The Commission was open to the idea of a 2-lot subdivision. The next step is for the applicant to prepare a subdivision application.

2. 715 Main Street: Change to the MDD District to allow Mixed Use

Stephen Shapiro presented the project. After review of the regulations, the proposed project does not meet the height or density requirement for the underlying zone; therefore, the project has to apply under the SDD. The issue is the SDD requires 15 acres for residential which the project does not meet. The proposal is to reduce the 15 acres to 1 acre to mixed use only. Residential only would remain at 15 acres.

The Commission was open to the idea since HB 8002 will make mixed use permitted as of right on commercially zoned lots. Next steps are to submit a text change, SDD application then an SEP. The applicant discussed parallel processing these items which K. Gallagher stated it was at their risk in case one part of the process was denied; but fundamentally did not have a problem.

3. 406 Main Street: Commercial Conversion to Apartments

Ray Ganim presented the project. He is the owner of 406 Main Street. The second floor has a legal pre-existing non-conforming use. He would like to expand the use under ToM Zoning Regulations §1.9. Several Board Member mentioned that this could be done under summary review starting this summer after the new regulations associated with HB8002 are passed. His preference is to do it sooner than that and he would like to apply under the 1.9 section. The board members were concerned with precedent and asked K. Gallagher to do some additional research. Next steps is for K. Gallagher to review and discuss additional research with Mr. Ganim.

4. 415 Main Street: Vazzy's Expansion

Ray Ganim presented the project. Vazzy's would like to expand the restaurant to include a banquet hall. The commission was open to it. K. Gallagher's concern is meeting the parking regulations. The applicant proposed valet parking on 406 Main Street. The Commission was open to the idea and stated there was a need in town for event space. The next step is for the applicant's engineer to do a full parking calculation to see if between the existing spaces and the valet parking, there is enough parking to meet the zoning regulations.

5. 76 Easton Road

K. Gallagher reviewed with the Board Members. Staff continues to get inquiries on the location. The location is zoned RF-2. RF-2 zones cannot have commercial uses. Staff had an inquiry about a restaurant that would serve coffee in morning and lunch and dinner and offer alcohol. It would be a small-scale neighborhood gathering space. The Board was open to the idea. K. Gallagher did not recommend a zone change since there is no commercial around it but that an expansion of the MDD overlay district could be reviewed. The Board members were split and conflicted on the impacts to the rest of the properties along Easton Road. The Board requested that K. Gallagher review with the full Commission.

6. 501 Pepper Street

The property has an approval from the late 90's for two buildings. Only one was every built, the applicant is looking to build a second building. They stated they are aware they have a tight parking area and will need to get a variance for the front parking setback. The commission did not have an issue with the project and would like to see the site cleaned up. The next steps is to go to the ZBA for a parking lot setback variance.

7. Meadery Regulations: The application was withdrawn from this meeting.

8. MDD Section 5.4

John Kimball presented the idea. He has a project on Elm Street he would like to place residential but the Zoning Regulations does not permit it. He went through the advantages of residential in the community including a place to live for young teachers and policeman, a place to downsize for senior citizens and created a more diversified housing inventory. The Board was not open to the idea of changing the regulations, pointing out that they have approved several large-scale residential projects but they have not been built yet.

9. 270 and 276 Hattertown Road

The owner's representative presented the project. The proposal is to change the zone to an ARR. The owner and owner's representative met with K. Gallagher and review the ARR regulations. The project does not meet the 10-acre requirement, frontage requirement, or access to public water. Items were discussed on how to rectify those items. K. Gallagher stated the access to water could not be granted as a variance and would need to be a zone change. The commission was not open to the change and thought the project had a lot of hurdles.

4. ADJOURNMENT

Meeting adjourned by Chairman O'Reilly at 8:20 pm.

Respectfully submitted by:
Kathleen Gallagher