

REGULATION AMENDMENT PETITION APPLICATION



TOWN OF MONROE
PLANNING & ZONING DEPARTMENT
7 Fan Hill Road, Monroe, CT 06468
Tel. (203) 452-2812

FOR OFFICE USE:

RAA – _____

File Number – _____

Project Name: 269 Purdy Hill Road

Amend Subdivision Regulations §: _____

Amend Zoning Regulations §: 3.5.5 (B) Minimum Lot Area-Age Restricted Residence
(ARR) District.

REQUIRED FORMAT OF PROPOSED TEXT AMENDMENT

Proposed new text:	<u>Bold Double Underlined Text</u>
Existing text to be deleted:	Strikeout Text
Existing text to remain	Regular Text

Attach Project Narratives as required by the Zoning Regulations.

❖ **TAKE NOTE:** *It is the applicant's responsibility to provide all the information the Commission will need in order to process the application and make a fair determination of the issues. If an applicant fails to supply timely or sufficient information, it may result in delay, denial of the application, or both. Applicants are highly recommended to be represented by qualified representatives and to consult the Town of Monroe Plan of Conservation and Development, as well as the detailed application requirements and standards set forth in the Town of Monroe Subdivision, Zoning and Inland Wetlands Regulations.*

- **Pre-Submission Conference** – Contact the Planning and Zoning Administrator (203-452-2812) to schedule one or more preliminary pre-submission conferences with staff (*this is highly recommended*).
- **Formal Application Submission** – Provide **eleven (11) paper application sets** (*plans folded and materials collated into individual sets*) and **one (1) pdf CD** including the following materials: (a) signed application form; (b) supporting application narrative; (c) supporting investigative and impact analyses reports; and (d) complete set of Site Plans. The application submission will be reviewed by the **Commission** and the Town's **Application Review Team (ART)** consisting of Department Staff from Planning and Zoning, Engineering, Wetlands, Fire Marshal, Police (traffic authority), Health and Building.
- **Project Timeline** – Following official receipt of an application, a **Project Timeline** listing milestone dates and actions to be followed during the review will be emailed to the applicant's Primary Project Contact.

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APPLICATION FEE

Regulation Amendment Petition Base Fee:..... \$ 675.00
Connecticut State Surcharge..... \$ 60.00

Payable to the Town of Monroe TOTAL APPLICATION FEE: \$ 735.00*

*Include driver's license number and telephone number on fees paid with a personal check.

APPLICATION INFORMATION

1. Zoning districts affected (check all that apply):

Residential: RF-1 RF-2 RF-3 ARR MFR RR-2 HOD
Non-Residential: B-1 B-2 LOR I-1 I-2 I-3

2. Brief description and purpose of proposed text amendment:

The petitioner received approval for a 25 unit age restricted development on the entire 10.095 acre parcel, known as Cutlers Farm Crossing. Seven units are substantially complete and one unit has been sold, Petitioner proposes to subdivide the existing dwelling property resulting in 25 units on 9.031 acres. Current regulations require 10 acres.

3. Supporting Analysis and Project Narrative:

Refer to Zoning Regulations §9.2

- Attach Project Narrative as required by the Zoning Regulations.
- Attach supporting analysis, figures or other diagrams supporting proposed zoning text amendment.

PRIMARY PROJECT CONTACT

4. **Primary Contact Name:** Charles J. Willinger, Jr., Esq.
Business Address: 1000 Bridgeport Avenue, Suite 501, Shelton, CT 06484
Phn/Cell: 203-366-3939 Email: cjwillinger@wwblaw.com

The Primary Project Contact will be sent all correspondence (primarily via email) during the course of the project review and is responsible for distributing to the other project representatives.

PROJECT TEAM INFORMATION

5. **Owner's Name:** Sound II Home Builders, LLC
Address: 14 Red Tall Court, Shelton, CT 06484
Phone: 203-659-1403 Email:

6. **Applicant's name:** Same as above.
Address:
Phone: Email:

Interest in property: Owner Contract Vendee Tenant Other

7. **Application Professionals**

	Name	Phone/Cell	Email
Surveyor:	Jason Edwards 203-268-4205	203-268-4205	jason@jedwardsassoc.com
Engineer:			
Landscape Architect:			
Architect:			
Other:			

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8. Does the proposed text amendment affect any lands located within 500 feet of a town boundary?

No Yes **Abutting town(s):** _____

9. Does the proposed text amendment affect any lands located within a public water supply watershed?

No

Yes Name of watershed: _____

NOTE: Within seven (7) days of application submission, the applicant is required to also send a copy of the application to the Aquarion Water Company of Connecticut, 714 Black Rock Road, Easton, CT 06612, and to the Connecticut Commissioner of Public Health, 410 Capitol Avenue, Hartford, CT 06106; and provide evidence documenting same to the Planning and Zoning Department.

10. Is the proposed text amendment related to a subsequent site specific project or location?

No Yes What / Where: Age restricted residential development at 269 Purdy Hill Road known as Cutlers Farm Crossing.

Attach a separate narrative detailing response.

11. Will the proposed text amendment create any non-conforming conditions within existing properties?

No Indicate how that was determined: _____

Yes How: _____

Attach a separate narrative detailing response.

12. Does the proposed text amendment impact or relate to existing or new Town infrastructure facilities?

No Yes If yes, what or how _____

Attach separate narrative detailing response.

13. How is the proposed text amendment consistent with the Plan of Conservation and Development (POCD)?

The stated housing goal in the POCD is to: "Allow for a wide rang of housing choice that supports the retention of residents in Monroe through various stages of life...." (POCD page 32). Permitting age restricted developments on a nine (9) acre parcel is consistent with this goal. In addition, the POCD recommends that measures are taken to retain existing residents including senior citizens (POCD page 69).

Attach a separate narrative detailing response.

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I(we) hereby certify that I(we) make this application as or on behalf of and with the full authority of the owner(s) of the property or premises and am aware of and understand the Zoning, Subdivision and Inland Wetlands

Regulations pertinent to the application and affirm that the statements and information provided are accurate and true. Further, all the undersigned hereby authorizes the Town of Monroe and its agents, to access the premises for the purpose of application investigation, site review, inspection of improvements or construction, and enforcement of the Town's Regulations and Ordinances, and the General Statutes of the State of Connecticut, as may be applicable.

All the undersigned warrant the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief. Further, all the undersigned understand and agree that the Planning and Zoning Commission and/or its Staff/Consultants may request additional information and it is the applicant's/owner's responsibility to provide this information in a timely fashion and to the Commission's satisfaction. If the information provided is incomplete or inaccurate, the Commission may deny the application or request an extension to be granted by the applicant/owner in order to act within applicable legal time limits.

This agreement shall be binding on all heirs, executors, administrators, successors and assigns of all undersigned.

APPLICANT(S) – (Both Applicant and Owner Notarized Signatures are required)

Sound II Home Builders, LLC
Applicant Name Printed

Albert Grasso
Authorized Signature
Albert Grasso, Duly Authorized

4/25/2023
Date

Additional Applicant
(Provide additional sheets as needed)

Authorized Signature

Date

Subscribed and sworn to by _____ on this day of _____, 20____, before me:

Notary Public, Justice of the Peace, Commissioner of the Superior Court

Please note the following: This application must include the owner's signature and notarization or a written, notarized consent to submit this application, signed and dated by the owner.

OWNER(S) – (Both Applicant and Owner Notarized Signatures are required)

Sound II Home Builders, LLC
Owner Business Name

Authorized Member Name Printed

Albert Grasso
Authorized Signature
Albert Grasso, Duly Authorized

4/25/2023
Date

Subscribed and sworn to by Albert Grasso on this day of 25th, 2023, before me:
April

Diane M. Lord
Notary Public, Justice of the Peace, Commissioner of the Superior Court

TOWN OF MONROE
PLANNING & ZONING COMMISSION
STATEMENT OF IN SUPPORT OF TEXT AMENDMENT
269 PURDY HILL ROAD

The applicant is the owner of property known as 269 Purdy Hill Road (the "Property"). The Property is located in the Age Restricted Residence District ("ARR").

In 2020, the prior owner received approval for a special exception permit to construct 25 attached, age restricted residences on the 10.095-acre Property. The 2020 proposal included the demolition of a single family residence located on the east side of the Property.

The current owner has filed an application to subdivide the Property to retain the single-family house on a 1.064-acre parcel. The applicant will also seek a modification of the special exception permit to complete the 25 attached, age restricted residences on the remaining 9.031 acres.

The Town of Monroe, Zoning Regulations ("Regulations") § 3.5.5 B requires minimum lot area of 10 acres within a single contiguous lot. Therefore, the applicant seeks to amend § 3.5.5 B. to require a minimum lot area of 9 acres within a single contiguous lot. This change does not affect the density as it remains less than the maximum five units per acre set forth in § 3.5.5 A. of the Regulations which would allow up to 45 units on 9 acres as opposed to the proposed 25 units on 9 acres.

PROPOSED TEXT AMENDMENT

§3.5.5 Density and Dimensional Requirements

A. Density

- (1) Attached age restricted dwellings. Subject to the provisions of §3.5.2A above, the total number of attached age restricted dwelling units permitted within an ARR District development shall not exceed five (5) units per gross acre of the parcel, computed by multiplying the parcel gross acreage by five (5).
- (2) Detached age restricted dwellings. Subject to the to the provisions of §3.5.2A above, the total number of detached age restricted dwelling units permitted within an ARR District development shall not exceed two (2) units per gross acre of the lot, computed by multiplying the parcel gross acreage by two (2).

B. Minimum Lot Area

Minimum lot area shall be not less than ~~ten (10)~~ **nine (9)** acres contained within a single contiguous feesimple lot.

Sound II Home Builders, LLC
Owners of Property within 500 feet of
269 Purdy Hill Road, Monroe, CT
OF SUBJECT PROPERTY

ABUTTING PROPERTY OWNERS

Property Description	Owner(s)	Mailing Address
140 Cutlers Farm Road	Rosemary Volpe	140 Cutlers Farm Road Monroe, CT 06468
133 Cutlers Farm Road	Michael & Maureen Durand	133 Cutlers Farm Road Monroe, CT 06468
125 Cutlers Farm Road	Joseph & Julie Tillotson	125 Cutlers Farm Road Monroe, CT 06468
139 Cutlers Farm Road	Robert S. Pinter & Lisa A. Cates	139 Cutlers Farm Road Monroe, CT 06468
145 Cutlers Farm Road	Terry L. Greene	297 Purdy Hill Road Monroe, CT 06468
167 Cutlers Farm Road	Gregory & Angela Collins	167 Cutlers Farm Road Monroe, CT 06468
179 Cutlers Farm Road	Darrin Fodor & Andrea Cannata	179 Cutlers Farm Road Monroe, CT 06468
185 Cutlers Farm Road	Richard & Maria Honorowski	185 Cutlers Farm Road Monroe, CT 06468
180 Cutlers Farm Road	Robert & Deborah Bachard	180 Cutlers Farm Road Monroe, CT 06468
176 Cutlers Farm Road	Tamar & Buket Barkana	176 Cutlers Farm Road Monroe, CT 06468
172 Cutlers Farm Road	Salvatore Sinardi, Sr.	172 Cutlers Farm Road Monroe, CT 06468
210 Cutlers Farm Road	Glen & Kathleen Snajder	210 Cutlers Farm Road Monroe, CT 06468
274 Purdy Hill Road	Sead & Kima Rekovic	247 Purdy Hill Road Monroe, CT 06468
268 Purdy Hill Road	Lawrence Olala	268 Purdy Hill Road Monroe, CT 06468
262 Purdy Hill Road	Michale & Malgorzata Parham	262 Purdy Hill Road Monroe, CT 06468
256 Purdy Hill Road	Domenic Lucca	256 Purdy Hill Road Monroe, CT 06468
263 Purdy Hill Road	William & Kyla Allen	263 Purdy Hill Road Monroe, CT 06468
255 Purdy Hill Road	Lori & Joseph Kubik	255 Purdy Hill Road Monroe, CT 06468
251 Purdy Hill Road	Joseph DiBarolomeo, Jr.	251 Purdy Hill Road Monroe, CT 06468
243 Purdy Hill Road	Tina Plastini	243 Purdy Hill Road Monroe, CT 06468
235 Purdy Hill Road	Patricia O'Brien	235 Purdy Hill Road Monroe, CT 06468
297 Purdy Hill Road	Terry Greene	297 Purdy Hill Road Monroe, CT 06468

301 Purdy Hill Road	Joseph Malewicki, Jr.	301 Purdy Hill Road Monroe, CT 06468
302 Purdy Hill Road	Adbdullah Yaylagul	302 Purdy Hill Road Monroe, CT 06468
310 Purdy Hill Road	Anthony & Shanthi Bruno	310 Purdy Hill Road Monroe, CT 06468
23 Westview Drive	Bernard & Lorraine Sippin	234 Main Street Monroe, CT 06468
23 Pilgrim Lane	Jeff & Meghan Cooper	23 Pilgrim Lane Monroe, CT 06468
19 Pilgrim Lane	Leonardo & Maria Pedregra	19 Pilgrim Lane Monroe, CT 06468
5 Woodlawn Road	Heidi Ostrosky	5 Woodlawn Road Monroe, CT 06468
17 Woodlawn Road	Eugene Glines	17 Woodlawn Road Monroe, CT 06468
4 Woodlawn Road	David & Laruen Branco	4 Woodlawn Road Monroe, CT 06468
12 Woodlawn Road	Eugenio & Nicolina Maini	51 Dogwood Drive Shelton, CT 06484
16 Blueberry Hill Road	Jesse Bleakney	16 Blueberry Hill Road Monroe, CT 06468
22 Blueberry Hill Road	Donna Raimondi	22 Blueberry Hill Road Monroe, CT 06468
26 Blueberry Hill Road	Jennifer & Joseph Gialanella	26 Blueberry Hill Road Monroe, CT 06468
32 Blueberry Hill Road	David & Tiani Ferris, Jr.	32 Blueberry Hill Road Monroe, CT 06468
38 Blueberry Hill Road	Antonio & Elizabeth Teixeira	38 Blueberry Hill Road Monroe, CT 06468
11 Blueberry Hill Road	Gary & Marie Forte	11 Blueberry Hill Road Monroe, CT 06468
21 Blueberry Hill Road	Eric & Juliet Schneider	21 Blueberry Hill Road Monroe, CT 06468
29 Blueberry Hill Road	Germaine & Stephen Frosolone	29 Blueberry Hill Road Monroe, CT 06468
37 Blueberry Hill Road	Joanne Fax	37 Blueberry Hill Road Monroe, CT 06468
9 Sheep Meadow Drive	Reinhard & Helmi Augustin Helmi Augustin Revocable Trust	31 Summit Ridge Road Stamford, CT 06902
11 Sheep Meadow Drive	Vincent & Deborah Riccio	11 Sheep Meadow Drive Monroe, CT 06468
4 Sheep Meadow Drive	Corry & Anne Unis	4 Sheep Meadow Drive Monroe, CT 06468
8 Sheep Meadow Drive	Mark & Ashleigh Sykora	8 Sheep Meadow Drive Monroe, CT 06468
16 Sheep Meadow Drive	Bretta & Monique Bartling	16 Sheep Meadow Drive Monroe, CT 06468