



TOWN OF MONROE

PLANNING AND ZONING COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2809
<http://www.monroect.gov>

Note: Meetings are Video and Audio Recorded

Minutes of August 3, 2023 Regular Meeting

Meeting: Planning and Zoning Commission **Meetings are Video and Audio Recorded**
Regular Meeting
7 Fan Hill Road, Monroe, Connecticut

Present: Michael O'Reilly, *Chairman*
Ryan Condon, *Secretary*
Leon Ambrosey, *Commissioner*
Robert Westlund, *Commissioner*
Dominic Smeraglino, *Alternate, Seated*
Domenic Paniccia, *Alternate*
Nicole Lupo, *Alternate*

Absent: Bruno Maini, *Vice Chairman*

Also Present: Rick Schultz, *Planning and Zoning Administrator*
Sarah Stroud, *Recording Secretary, Remote*

OPENING of MEETING

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

Chairman O'Reilly called the meeting to order at 7:02p.m. and reviewed the procedures for this hybrid meeting.

2. **ROLL CALL & SEATING OF ALTERNATES** (if required)

Commissioners were seated on roll call.

Dominic Smeraglino was seated for this meeting.

Domenic Paniccia was seated for Public Hearing #7.

3. **GENERAL PUBLIC PARTICIPATION PERIOD** – Please see end of agenda for participation guidelines.

PUBLIC HEARINGS

Public hearings 4, 5, and 6 were heard together.

4. **RAA-2023-07, File 1030E, 255 Monroe Turnpike** Petition for Regulation Amendment to amend the Main Street Design

(MDD) District Minimum Lot Size Regulations. 255 Monroe Turnpike, LLC (applicant).

Withdrawn by the applicant.

5. **ZCA/RAA-2023-02, File #1024D, 255 Monroe Turnpike** Petition for Zone Map/Regulation Change to rezone property to Special Development District #3 (SDD#3) District; property currently zoned LOR and Main Street Design (MDD) District Overlay located at 255 Monroe Turnpike (Assessor's Map 014, Lot 066/00). 255 Monroe Turnpike, LLC (applicant.)
6. **SEP/SDP-2023-07, File #1655A, 255 Monroe Turnpike** Petition for Special Exception Permit and Site Development Plan Approval for fast-food restaurant with accessory drive-thru at 255 Monroe Turnpike (Assessor's Map 014, Lot 066/00). 255 Monroe Turnpike, LLC (applicant.)

Mr. Schultz read the new exhibits for the record.

Attorney Kevin Curseaden of Curseaden and Moore, LLC was present on behalf of the applicant. He provided an overview of the meetings the applicant's team had with the ARB.

Mark Grocki, engineer, of VHB was present on behalf of the applicant. He addressed the concerns regarding the queuing of the drive-thru line. He reviewed the proposed changes to site plans to better accommodate the drive-thru. He explained by changing the parking space from 60 degrees to 45 degrees and slightly turning the building they were able to widen the drive-thru aisle from 17 feet to 22 feet. He noted additional stripping would be added to ensure drivers see the markings for the drive-thru lane as soon as they enter from Spring Hill Road.

Mr. Grocki addressed the screening concerns of the properties that are to the northwest of the site. He explained the originally proposed six-foot high vinyl fence will be screened by arborvitae to be more aesthetically pleasing to those properties.

Mr. Grocki addressed the concerns from the police chief and fire marshal regarding the bypass lane being wide enough for emergency vehicles. He stated the bypass lane is 10-feet-wide, but they reduced two islands from six inches to four inches that will give emergency vehicles an additional two feet of space.

Mr. Grocki stated there should be no issues with deliveries as the largest delivery vehicle is a 50-foot trailer.

Rich Root, architect, was present on behalf of the applicant. He reviewed computer rendered images of the building for the Commission. He explained that the ARB thought the grey wood that is typically used would be too dark. The ARB approved a white that has since been discontinued by Starbucks, therefore they have replaced the white with a very light grey.

Attorney Curseaden explained the applicant was withdrawing the application File# 1030E due to the site not being an at least one acre as required.

Commissioner Ambrosey raised concerns regarding the driveway crossing an easement of the discontinued road. The Town Attorney stated there is no issue as long as the property owner is not impeding the other property owners' access to their parcels.

Commissioner Ambrosey questioned if the ARB had issues with the building being boxy. Mr. Schultz explained the ARB is understanding of the losing battle with franchises and boxy style buildings, and the consensus was to write a positive referral to this Commission for the design of the building.

Commissioner Ambrosey raised concerns regarding the queuing of traffic on the main road. He stated Trumbull has a

Starbucks that has major queuing issues. Commissioner Ambrosey noted his concern was not Route 111, but rather Spring Hill Road. Mr. Root stated they are comfortable with the queuing proposed for this site. Mr. Schultz stated the Town Engineer, Police Chief, and Fire Marshal all have concerns regarding the queuing on the main roads.

Commissioner Westlund voiced his concerns of driving out businesses and new opportunities by being overly restrictive. He believes the queuing of 20 vehicles will be sufficient for the site.

Commissioner Lupo stated the Starbucks on Route 25 can only queue around 8 vehicles in their drive-thru. She noted she has never seen cars backed up on to Route 25 during busy times at that Starbucks.

Chairman O'Reilly opened the hearing to comments from the public.

Vito Catale of 18 Grist Mill Road was present to speak in support of the application. He expressed his support for the applicants, noting that he is one of their former tenants. He stated that they will do things right.

Mary Jean Wooley of 35 Admiral Drive was present to speak in support of the application. She stated that from a taxpayer standpoint she is excited to see new buildings and businesses coming to town. She believes they should be welcomed with open arms.

Jeanette Politano of 3 Great Oak Farm Road was present to speak in support of the application. She stated commercial development would bring in more tax revenue, and she believes a Starbucks is needed for this side of Monroe.

The public hearings were closed at the request of the applicant.

7. **SEP-2023-08, File #1656A, 555 Fan Hill Road** Special Exception Permit for two proposed warehouse additions to existing building totaling 15,500 +/- sf and site improvements located at 555 Fan Hill Road (Assessor's Map 114, Lot 004). Connecticut Precast Corp. (owner), Fuller Engineering & Land Surveying (representative)

Mr. Schultz read the new exhibits for the record.

Doug Rich of Fuller Engineering and Land Surveying was present on behalf of the applicant. He reviewed the site plans for the Commission.

Mr. Rich detailed the drainage plans and the relocation of the septic tank for the Commission.

Commissioner Ambrosey recused himself at 8:08pm.

Chairman O'Reilly opened the hearing to comments from the public. There was no response.

The applicant requested the public hearing be closed.

Public hearings 8, 9, and 10 as well as item 12 under Site Development Plans and Subdivision Plans were heard together.

8. **SEP-2019-11-A1, File #1619A, 269 Purdy Hill Road** Permit Approval Amendment Modification Application to reduce area of development at 269 Purdy Hill Road (Assessor's Map 021, Lot 18/00). Sound II Home Builders, LLC (owner), J. Edwards & Associates, LLC (representative).
9. **RAA-2023-04, File #1027E, 269 Purdy Hill Road** Regulation Amendment Petition Application to amend §3.5.5 (B) Minimum Lot Area—Age Restricted Residence (ARR) to change the required minimum lot area of 10 acres to 9 acres located at 269 Purdy Hill Road. (Assessor's Map 21, Lot 18), Sound II Sound Home Builders, LLC (owner), J. Edwards &

Associates, LLC (representative.)

10. **ZCA-2023-01, File 1023D, 269 Purdy Hill Road** Zone Change Application to change Age Restricted Residence (ARR) to Residential and Farming (RF-1) at 269 Purdy Hill Road (Assessor's Map 21, Lot 18), Sound II Sound Home Builders, LLC (owner), J. Edwards & Associates, LLC (representative.)

Commissioner Condon read the notices of public hearing for items 8, 9, and 10 for the record.

Mr. Schultz read the exhibits for the record.

Attorney Charles Willinger was present on behalf of the applicant. He submitted the returns of the certified mailings for the record.

Commissioner Ambrosey rejoined the meeting at 8:17pm.

Attorney Willinger reviewed the history and prior approval of the property for the Commission. He provided an overview of the applications for the Commission. He explained they are seeking to retain the existing single family home that was originally proposed to be torn down. The lot would need to be subdivided and the zone for the 1.064 acre parcel would need to be zoned RF-1. The remaining 9.031 acres would be used to complete the construction of the 25 attached dwelling units, but the regulation would need to be amended from 10 acres to 9 acres in order for the project to be in compliance with the regulations.

Commissioner Ambrosey stated the Commission should look closer at the reduction in the acreage because other applications have requested similar reductions.

Chairman O'Reilly suggested amending the regulation to allow a single family home to be located within an ARR. The house would be subjected to the age restriction of the ARR, and Mr. Edwards stated the condominiums max out the allowable septic gallons per day per parcel. That maximum would require this parcel to be subdivided.

Chairman O'Reilly opened the hearing to comments from the public. There was no response.

The applicant requested the public hearing be closed.

11. **RAA-2023-08, File #1031E, 127 Main Street** Petition for Regulation Amendment of the proposed modification to Sections 111-303 & 111-304 of the Town of Monroe Subdivision of Land Regulations, as well as Special Development District #1 (SDD#1) & Sections 1.9.6 & 2.2.1 of the Town of Monroe Zoning Regulations. Solli Engineering, LLC (applicant.)

Commissioner Condon read the public notice for the record.

Mr. Schultz read the exhibits for the record.

Kevin Solli of Solli Engineering was present on behalf of the applicant. He noted they worked in conjunction with the Planning and Zoning Regulation Subcommittee to create this regulation amendment.

Mr. Solli explained the modifications include establishing a minimum open space requirement for subdivisions created within Special Development Districts and allowing interior lots for subdivisions created within Special Development Districts. The modifications are proposed to address the structure of Subdivision and Zoning Regulations as it relates to individual lots and the associated requirements of lot frontage and setbacks within a Special Development District. The proposed revisions allow the creation of individual lots for apartment buildings and clubhouse buildings within a Special

Development District while maintaining a cohesive development plan and site layout.

Mr. Solli stated the Commission still has complete oversight on a case-by-case basis due to the setup of the SDD regulations.

Chairman O'Reilly opened the hearing to comments from the public. There was no response.

The public hearing was closed at the request of the applicant.

SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS –

12. **SUB-2023-03, File #1272C, 269 Purdy Hill Road** Subdivision Application for a two-lot subdivision located at 269 Purdy Hill Road (Assessor's Map 21, Lot 18), Sound II Sound Home Builders, LLC (owner), J. Edwards & Associates, LLC (representative.)

Public hearings 8, 9, and 10 as well as item 12 under Site Development Plans and Subdivision Plans were heard together, see above.

DELIBERATIONS and DETERMINATIONS

13. PENDING APPLICATION DELIBERATIONS / DETERMINATIONS

- **Selected items from this Agenda** – as determined by the Commission
- **ZCA/RAA-2023-02, File #1025E, 10 & 36 Main Street**: Regulation and Zoning Map Amendment, SDD within an MDD overlay zone: Petition for Regulation Amendment and Zoning Map Amendment Application (SDD #2) for a multi-building development. 10 & 36 Main Street, LLC (owner), Solli Engineering LLC, (representative)

Mr. Schultz reviewed the drafted positive resolution for the Commission.

MOTION: CONDON to APPROVE Petition for Regulation Amendment and Zoning Map Amendment Application (SDD #2) for a multi-building development.

SECOND: WESTLUND

VOTE: 5-0 Approved-Motion Passed

AYES: O'REILLY, SMERAGLINO, AMBROSEY, CONDON, WESTLUND

NAYS: None

- **RAA-2023-06, File #1029E** Petition for Regulation Amendment of the proposed modification to Section 6.4 Excavation and Filling of the Town of Monroe Zoning Regulations. Solli Engineering, LLC (applicant.)

MOTION: WESTLUND to DENY Petition for Regulation Amendment of the proposed modification to Section 6.4 Excavation and Filling of the Town of Monroe Zoning Regulations.

SECOND: AMBROSEY

VOTE: 5-0 Approved-Motion Passed

AYES: O'REILLY, SMERAGLINO, PANICCIA, CONDON, WESTLUND

NAYS: None

- **EFP-2023-02, File #112, 260 Spring Hill Road** Excavation and Filling Permit Application for proposed site preparation for future building, driveway and parking area at 260 Spring Hill Road (Assessor's Map 006), Lot

006). Eldorado Holdings, LLC (owner), Rose-Tiso & Co., LLC (representative.)

Tabled to 8/24/2023

- **ZCA/RAA-2023-02, File #1024D, 255 Monroe Turnpike** Petition for Zone Map/Regulation Change to rezone property to Special Development District #3 (SDD#3) District; property currently zoned LOR and Main Street Design (MDD) District Overlay located at 255 Monroe Turnpike (Assessor's Map 014, Lot 066/00). 255 Monroe Turnpike, LLC (applicant.)

The Commission instructed staff to draft a positive resolution for the next meeting.

- **SEP/SDP-2023-07, File #1655A, 255 Monroe Turnpike** Petition for Special Exception Permit and Site Development Plan Approval for fast-food restaurant with accessory drive-thru at 255 Monroe Turnpike (Assessor's Map 014, Lot 066/00). 255 Monroe Turnpike, LLC (applicant.)

The Commission instructed staff to draft a positive resolution for the next meeting.

- **SEP-2023-08, File #1656A, 555 Fan Hill Road** Special Exception Permit for two proposed warehouse additions to existing building totaling 15,500 +/- sf and site improvements located at 555 Fan Hill Road (Assessor's Map 114, Lot 004). Connecticut Precast Corp. (owner), Fuller Engineering & Land Surveying (representative)

MOTION: CONDON to APPROVE Special Exception Permit for two proposed warehouse additions to existing building totaling 15,500 +/- sf and site improvements located at 555 Fan Hill Road.

SECOND: SMERAGLINO

VOTE: 5-0 Approved-Motion Passed

AYES: O'REILLY, SMERAGLINO, AMBROSEY, CONDON, WESTLUND

NAYS: None

- **SEP-2019-11-A1, File #1619A, 269 Purdy Hill Road** Permit Approval Amendment Modification Application to reduce area of development at 269 Purdy Hill Road (Assessor's Map 021, Lot 18/00). Sound II Home Builders, LLC (owner), J. Edwards & Associates, LLC (representative).
- **RAA-2023-04, File #1027E, 269 Purdy Hill Road** Regulation Amendment Petition Application to amend §3.5.5 (B) Minimum Lot Area—Age Restricted Residence (ARR) to change the required minimum lot area of 10 acres to 9 acres located at 269 Purdy Hill Road. (Assessor's Map 21, Lot 18), Sound II Sound Home Builders, LLC (owner), J. Edwards & Associates, LLC (representative.)
- **ZCA-2023-01, File 1023D, 269 Purdy Hill Road** Zone Change Application to change Age Restricted Residence (ARR) to Residential and Farming (RF-1) at 269 Purdy Hill Road (Assessor's Map 21, Lot 18), Sound II Sound Home Builders, LLC (owner), J. Edwards & Associates, LLC (representative.)

The subcommittee will review the proposed regulation amendment before the next meeting.

- **RAA-2023-08, File #1031E, 127 Main Street** Petition for Regulation Amendment of the proposed modification to Sections 111-303 & 111-304 of the Town of Monroe Subdivision of Land Regulations, as well as Special Development District #1 (SDD#1) & Sections 1.9.6 & 2.2.1 of the Town of Monroe Zoning Regulations. Solli Engineering, LLC (applicant.)

The Commission instructed staff to draft a positive resolution for the next meeting.

NEW APPLICATIONS

- **SEP-2023-09: 1565 Monroe Turnpike. Permit application for retail/warehouse**
- **ZCA-2023-04: 685 Main Street: Zone change from RF-1 to B-1**

OTHER BUSINESS

14. MINUTES

15. ZONING/PLANNING MATTERS

16. CORRESPONDENCE

17. COMMISSION REPORTS

- Chairman's Report
- Commissioner's Reports
- Land Use Staff Reports

18. **MEETING ADJOURNMENT**

Polling the Commission and hearing no objections, Chairman O'Reilly adjourned the meeting at 9:37 p.m.

Respectfully Submitted,
Sarah Stroud, Recording Secretary