



TOWN OF MONROE

PLANNING AND ZONING COMMISSION

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

Minutes of September 21, 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*
Dominic Smeraglino, *Alternate*
Domenic Paniccia, *Alternate*
Nicole Lupo, *Alternate*
- Absent:** Bruno Maini, *Vice Chairman*
Robert Westlund, *Commissioner*
- Also Present:** Dylan Willette, *Planning and Zoning Administrator*
Sarah Stroud, *Recording Secretary*

OPENING of MEETING

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
Chairman O'Reilly called the meeting to order at 7:01p.m. and reviewed the procedures for this hybrid meeting.
2. **ROLL CALL & SEATING OF ALTERNATES** (if required)
Commissioners were seated on roll call.

Commissioner Smeraglino and Commissioner Lupo were sat for this meeting.

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

Derrick Talbot of Windgate Circle was present to discuss the recent approval for the Starbucks application with the Commission. Commissioner Condon provided insight on why the application fits the current regulations.

George Zwally of 1445 Monroe Turnpike was present to discuss his haunted house event with the Commission. He explained the hours would be 7:00pm to 11:00pm with the line stopping at 10:00pm. The event would be open every Friday, Saturday, and Sunday until Halloween. The event is being handled as a staff approval.

PUBLIC HEARINGS

4. **FFP-2023-03, File #113, 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.)

Commissioner Condon read the public hearing for the record.

Mr. Willette noted Exhibits 1-5 dated September 13, 2023, for the record.

Patrick Rose of Rose-Tiso & Co. was present on behalf of the applicant. Mr. Rose reviewed the excavation and fill plans for the Commission.

Mr. Rose reviewed the planting plan that includes the restoration of the upland review area.

Commissioner Paniccia asked if there was any filling proposed in the wetlands. Mr. Rose confirmed there is no excavation or filling proposed in the regulated wetlands.

Commissioner Condon asked if any traffic would be turning onto Spring Hill Road. Mr. Rose confirmed there would be no truck traffic on Spring Hill Road.

Commissioner Ambrosey raised concerns about the rock crushing being proposed on the property. Mr. Rose stated the crusher is needed to reduce the number of trucks removing the material from the site.

Commissioner Smeraglino asked if the material would be crushed before removing it. Mr. Rose confirmed that is the anticipated plan.

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

Karen French of Blueberry Lane was present to speak in opposition of the application. She raised concerns that it feels their neighborhood is being squeezed out by the developments in this area. She raised concerns about the impact of blasting near the wetlands. Commissioner Condon informed her that the concern would be handled by the Inland Wetland Commission.

Derrick Talbot was present to speak in response to the application. He asked the following questions:

How many dump truck load would it take to remove the proposed approximately 36,000 cubic yards of material?

How many linear feet is the buffer zone to the four Monroe residential properties located at 266, 290, 298, and 302 Spring Hill Road?

What is the blasting procedure?

Does the rock crushing violate the Monroe noise ordinance?

How are homeowners reimbursed if their property is damaged by blasting?

David Laurent of 14 Blueberry Lane was present to speak in response to the application. He explained that he is originally from Stamford, and he agrees with the comments regarding the over development of the area.

Mr. Rose responded to Mr. Talbot's questions. Mr. Rose explained the blasting procedures are monitored by the Fire Marshal's office, and reimbursement is paid by the insurance of the person doing the blasting. He stated the buffer is 25 feet from the abutting residential properties in accordance with the regulations.

Mr. Rose stated they are required to stay within the noise ordinance but did not know the exact decibel level of the rock

crusher. He explained in his experience that it will be approximately 2,000 truck loads to remove the crushed material.

Commissioner Lupo requested Mr. Rose explain the pre-blast survey to Mr. Talbot. Mr. Rose reviewed the pre-blast survey and notice of blasting to Mr. Talbot.

Mr. Talbot asked what is used for the blasting. Chairman O'Reilly stated that would be the purview of the Fire Marshal.

The public hearing was closed.

5. **RAA-2023-09, File #1032E: Miscellaneous Text Amendments** Proposals by the Monroe Planning and Zoning Commission to amend the Zoning Regulations for the following:
- Article 1 Intro and General Provisions: Section 1.9.12: Prohibition Uses by adding illegal non-permitted signage
 - Article 2 Definitions by adding new definitions: kitchen/wet bar
 - Article 5, 8 Special Districts: Section 5.2.2 (c) : Minimum Parcel Size (correction); Section 5.3.2 (D): Main Street Design District by allowing apartments within existing mixed use areas; and Section 8.2.3 (Q).

The application was withdrawn.

SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS - None

DELIBERATIONS and DETERMINATIONS

6. PENDING APPLICATION DELIBERATIONS / DETERMINATIONS

- **Selected items from this Agenda** – as determined by the Commission
- **AFP-2023-03, File #113, 260 Spring Hill Road**

Mr. Willette read the drafted positive resolution for the Commission.

Commissioner Lupo requested the restriction of no operations on holidays be added to the resolution.

MOTION: SMERAGLINO to approve Excavation and Filling Permit Application at 260 Spring Hill Road as amended.

SECOND: LUPO

VOTE: 4-1

AYES: SMERAGLINO, CONDON, O'REILLY, LUPO

NAYS: AMBROSEY

NEW APPLICATIONS – Reviewed

RAA-2023-10, File #1033E, 588 Pepper Street Petition for Regulation Amendment to amend the Zoning Regulations Sections §2.2.1, 10.1 & 10.2, to create Sorting and Handling Facility use within I-2 zone. Solli Engineering, LLC, applicant.

OTHER BUSINESS

7. MINUTES – Tabled

8. ZONING/PLANNING MATTERS

9. **CORRESPONDENCE**

10. **COMMISSION REPORTS**

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

11. **MEETING ADJOURNMENT**

Polling the Commission and hearing no objections, Chairman O'Reilly adjourned the meeting at 8:00p.m.

Respectfully Submitted,

Sarah Stroud, Recording Secretary