



TOWN OF MONROE

PLANNING and ZONING COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2812
www.monroect.gov

REGULAR MEETING MINUTES
June 4, 2026 – 7:00 PM

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

Present: Michael O'Reilly, *Chairman*
Ryan Condon, *Secretary*
Robert Westlund, *Commissioner*
Dominic Smeraglino, *Alt., seated for B. Maini via ZOOM*

Absent: Bruno Maini, *Vice-Chair*
Leon Ambrose, *Commissioner*
Domenic Panaccia, *Alt.*
Nicole Lupo, *Alternate*

Also Present: Kathleen Gallagher, *PZA*

A. OPENING of MEETING

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
The meeting was called to order at 7:10 p.m.
- 2. ROLL CALL & SEATING OF ALTERNATES (if required)**
- 3. GENERAL PUBLIC PARTICIPATION PERIOD**

B. PUBLIC HEARINGS

ZCA-2026-02 550 Main Street

Zone Boundary Change Petition Application to rezone an existing split-zoned parcel (currently RF-1/B-1) to a single, unified B-1 zoning designation. (Assessor Map 058/Lot 051). Nagy Enterprises, Inc. (owner). Continued from 5/21/26.

Donna Nagy and Norman Nagy were present as applicants. Revised conceptual details were distributed to the commissioners and screenshared. Mr. Nagy reviewed the proposed Greenbelt Easement noting the ultimate goal is to prevent any new driveway openings. K. Gallagher reviewed the required 20-ft. buffer in B1 zones along the front.

Commissioner Westlund commented that if the property gets sold and developed, establishment of this Greenbelt Easement would limit the Commission in requiring vegetative screening or other plantings. Easement language and possible alternatives were reviewed.

The applicant is required to submit a letter granting an extension to continue discussion at the July 16, 2026 meeting.

Tiffany and Chris Para, 11 Verna Road were present. They agreed with the proposal in concept and would like to see the specific language. They noted their preference for a natural buffer that screens their property.

The public hearing will continue at the meeting of July 16, 2026.

ZCA/RAA-2026-01, File #1033

Petition application to establish Special Development District #9, 715 Main St. within the Main Street Design District overlay zone to include mixed-use commercial development with retail on the ground level and twenty 1-BR apartments above. 715 Main Street, LLC, owner. **Public Hearing tabled until meeting of June 18, 2026.**

SEP-2026-03, File #1675, 715 Main Street

Special Exception Permit Application to construct 3-story mixed use building located at 715 Main Street. 715 Main Street, LLC (owner), S. Shapiro (representative.) Continued from 5/7/2026. **Public Hearing tabled until meeting of June 18, 2026.**

SEP-2026-02, File #1674, 1603 Monroe Turnpike

Special Exception Permit Application for construction of retaining wall, paving and drainage of Old Webb Road, and improvement of existing parking areas to expand excavation contractor's facility at 1603 Monroe Turnpike (SDD #8). Mondo Construction Co., Inc., applicant. **Public Hearing tabled until meeting of July 16, 2026.**

C. SITE DEVELOPMENT PLANS AND SUBDIVISION PLANS

None

D. DELIBERATIONS/DETERMINATIONS

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

SEP-2026- 01, File #1673, 508 Monroe Turnpike

Commissioner Condon motioned to approve SEP-2026-01, 508 Monroe Turnpike with conditions. Commissioner Westlund seconded the motion and the motion passed 4-1-0. Smeraglino voted nay.

E. NEW APPLICATIONS

RAA-2026-02, File #1051

Petition Application for Regulation Amendment to amend the Zoning Regulations Section §2.2.1, §4.1.3, §5.2.5, §5.2.5, §8.2, §6.15, §7.1.15, §10.2 to comply with the Mixed-Use Development requirements pursuant to PA 25-1. PH 6/18/26.

RAA-2026-03, File #1052

Petition Application for Regulation Amendment to amend the Zoning Regulations Section §2.2.1, §3.4.9, §3.5.4, §3.6.4, §3.7.9, §5.3.8, §6.1.18, §6.9.1, §10.2 to comply with the parking requirements pursuant to PA 25-1. PH 6/18/26.

RAA-2026-04, File #1053

Petition Application for Regulation Amendment to amend the Zoning Regulations Section §2.2.1, §2.2.3, §6.6.4 to update Mobile Home regulations. PH 6/18/26.

F. OTHER BUSINESS

1. MEETING MINUTES: 05/21/26

Commissioner Condon motioned to approve the 05/21/26 Minutes. Commissioner Westlund seconded the motion and the motion passed unanimously.

2. ZONING/PLANNING MATTERS:

Bond Release Requests: 64 Cambridge Drive

SUB-2015-02 (File #1257C) – Erosion Stabilization & Restoration Bond

SUB-2015-02 (File #1257C) – Resubdivision Road & Related Public Resubdivision Improvement

Commissioner Condon motioned to approve the release of bonds at 64 Cambridge Drive, SUB-2015-02 .
Commissioner Westlund seconded the motion and the motion passed unanimously.

3. CORRESPONDENCE:

None

4. COMMISSION REPORTS

- Staff Report: A subcommittee meeting is scheduled for Mon., 6/8/26 at 5:30 p.m.

5. MEETING ADJOURNMENT

Hearing no other business, Chairman O'Reilly moved to adjourn the meeting at 7:56 p.m.

Respectfully submitted by:
Kristi Reilly