



TOWN OF MONROE

PLANNING and ZONING COMMISSION

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REGULAR MEETING MINUTES May 7, 2026 – 7:00 PM

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

Present: Michael O'Reilly, *Chairman*
Bruno Maini, *Vice Chairman*
Ryan Condon, *Secretary*
Robert Westlund, *Commissioner*
Dominic Smeraglino, *Alternate*
Domenic Paniccia, *Alternate, seated for L. Ambrosey*
Nicole Lupo, *Alternate*

Absent: Leon Ambrosey, *Commissioner*

Also Present: Kathleen Gallagher, PZA

A. OPENING of MEETING

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
The meeting was called to order at 7:00 p.m.
- 2. ROLL CALL & SEATING OF ALTERNATES (if required)**
- 3. GENERAL PUBLIC PARTICIPATION PERIOD**

B. PUBLIC HEARINGS

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

Special Exception Permit Application for proposed conversion of existing pharmacy building located at 508 Monroe Turnpike to Town Fair Tire, an Automobile Service Shop and Retail Store (Assessor Map 39, Lot 61). Five Hundred Eight Monroe Turnpike LLC (owner), Pereira Engineering, LLC (representative). Public Hearing opened 4/2/26.

Commissioner Smeraglino was seated instead of Commissioner Paniccia for this continued public hearing discussion. K. Gallagher reviewed exhibits received since the last meeting. Jim Rotunda from Pereira Engineering was present for the applicant along with John Wypychoski, Dir. of Development, Town Fair Tire.

Mr. Rotunda reported on the reconfiguration of the floor plan in response to concerns re: potential noise due to overhead doors facing neighborhoods. The revised plans were screenshared and reviewed. Additional review will be conducted by the Architectural Review Board at their meeting on 5/12/26.

Concerns regarding potential environmental impact and traffic were addressed. K. Gallagher reiterated the application for review is not a regulation text amendment but rather a special exception permit which means the use is already zoned for the site but requires further review due to the specific type of use.

Commissioners reviewed questions and comments. Per the inquiry of Commissioner Lupo, the applicant will follow up with Aquarion regarding their concern regarding the property location for the proposed use. Chairman O'Reilly confirmed the use will be tires, wheel balance and alignment with no oil changes or repairs.

Terri Bhatt, 15 Pepperidge, was present to note her concerns including smell and noise and impact of the business on property values. Of particular concern are the wetlands and possibility of microplastics running into the wetland which is connected to a spring-fed pond on her property. She requested strong consideration of impacts that a business like this will have at this location.

Brian Christy, 52 Stable Ridge Road spoke in support of the proposed use due to the added tax revenue and likelihood that the use will generate less traffic than another grocery store or strip center. He also noted that minimal modifications will be required to the current structure.

Brian Atherton, Atherton Real Estate Advisors, 45 S. Main St., Newtown was present in support of the proposed retail use noting the "great opportunity to embrace a neighbor steward" whose customers come and actually spend money in town and don't go outside the town.

Chairman O'Reilly noted there was no landscape plan. Mr. Rotunda stated they could add landscaping. The sprinkler plan process was reviewed in addition to the tire disposal process.

K. Gallagher requested a bond estimate and updated narrative.

The public hearing will continue at the meeting of May 21, 2026 and at will be discussed at the May 12, 2026 ARB meeting.

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.

Commissioner Paniccia was re-seated as an alternate for Commissioner Ambrosey. Commissioner Condon read the legal notices associated with both applications opening this evening. K. Gallagher reviewed the contents of the file including all received exhibits.

Jason Edwards from J. Edwards & Associates was present for the applicant. Site plans were screenshared and the proposal was reviewed.

K. Gallagher provided an overview of the simultaneous submission of the ZCA and SEP applications to be heard in a parallel process. She reviewed items included in her review memo including freestanding sign and snow storage. Reports from engineering and health departments are pending. Public water supply was confirmed.

The public hearing will continue at the meeting of May 21, 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.)

The application was discussed simultaneously with ZCA/RAA-2026-01.

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.

E. NEW APPLICATIONS

SEP-2026-02, File #1674: 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 5/21/2026.

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. Public Hearing 5/21/2026.

F. OTHER BUSINESS

1. MEETING MINUTES: 04/16/26

Commissioner Condon motioned to approve the 04/16/26 Minutes. Commissioner Maini seconded the motion and the motion passed unanimously.

2. ZONING/PLANNING MATTERS:

A subcommittee meeting is scheduled for Mon., 5/11/26 at 5:30 p.m.

3. CORRESPONDENCE:

None

4. COMMISSION REPORTS

- Chairman’s Report:
- K. Gallagher reported on an extension for 125 Garder Road to be on the 5/21/26 agenda.
- The legislative session ended last night. The proposed bill to allow public hearings to be noticed online did not get approved.
- HB 8002 passed in the House and will be adopted for July 1. A lawyer is being hired to provide guidance to MetroCOG.
- Discussion on changes to approved units at Legacy Lane.

5. MEETING ADJOURNMENT

Hearing no other business, Chairman O'Reilly moved to adjourn the meeting at 8:13 p.m.

Respectfully submitted by:

Kristi Reilly