



# TOWN OF MONROE

## PLANNING & ZONING COMMISSION

7 Fan Hill Road  
Monroe, CT 06468  
Phone: 203-452-2809 or 2812

[www.monroect.org](http://www.monroect.org)

**September 16, 2021**

**Meeting:** Planning and Zoning Commission  
Regular Meeting  
7 Fan Hill Road, Monroe, Connecticut

**Meetings are Video and Audio Recorded**

**Present:** Michael O'Reilly, *Chairman*  
Bruno Maini, *Vice Chairman*  
Ryan Condon, *Secretary*  
Leon Ambrosey, *Commissioner*  
Robert Westlund, *Commissioner*  
Domenic Paniccia, *Alternate*  
Nicole Lupo, *Alternate*

**Absent:** *None*

**Also Present:** *Donna Suszynski, Office Manager*  
*Rick Shultz, Town Planner*  
*Barbara Schellenberg, Special Council*  
*Sarah Stroud, Recording Secretary*

### **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 virtual meeting.

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

Commissioners were seated on roll call.

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

Commissioner Ambrosey joined the meeting at 7:06pm.

### **PUBLIC HEARINGS**

**4. SEP-2021-08, File #1633A, 169 Enterprise Drive (I-2)**

Special Exception Permit Application for construction of 2 buildings for R. Stone's production and office facilities at a property located at 169 Enterprise Drive (Assessor's Map 064, Lot 015/24). Rudy Mobillo, R. Stone Co. LLC, owner, R. Stone Co. LLC, applicant.

The public hearing was reconvened from the 9/2/2021 meeting.

Mr. Schultz read the exhibits for the record.

There were no further questions or comments from the Commission.

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

The public hearing was closed.

**5. FFP-2021-02, File #106, 10 & 36 Main Street (B-2)**

Excavation/Filling Permit Application for earthwork and import of fill material to prepare site for future development at 10 & 36 Main Street (Assessor's Map 4, Lot 35/00 & 36/00). 10 & 36 Main Street LLC, owner, Solli Engineering, LLC, representative.

Commissioner Condon read the public notice for the record.

Mr. Schultz read the exhibits for the record. He noted this hearing will need to remain open until the application before the Inland Wetland Commission (IWC) is closed.

Kevin Solli of Solli Engineering was present on behalf of the applicant. Mr. Solli reviewed the location and the history of the site for the Commission. He explained this application is for an excavation and fill permit to begin earthwork to prepare the site for future development.

Mr. Solli reviewed the proposed drainage plan for the site.

Mr. Solli reviewed the proposed grade changes for the Commission.

Mr. Solli reviewed his responses to comments from the Town Engineer.

Mr. Solli reviewed recent changes to the proposal based on comments from IWC.

Commissioner Condon asked from where the fill will originate for the site. Mr. Solli advised the fill would come from the Pond View site located at 126 Main Street. Commissioner Ambrose asked if there were manifest for the fill stockpiled on the site currently. Mr. Solli stated he could ask the applicant for documentation.

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

The public hearing was continued to the next meeting 10/7/2021.

**6. ZCA-2021-01, File #1019D, 1271 Monroe Turnpike (RF-2)**

Proposed Zone Boundary Change located at 1271 Monroe Turnpike (Assessor's Map 134, Lot 030), from RF-2 zoning to ARR zoning to foster the creation of a new age-restricted condominium development. J. Edwards & Associates LLC, representative.

Mr. Schultz read the exhibits for the record.

Larry Edwards, professional engineer, was present on behalf of the applicant.

Mr. Edwards gave a brief overview of the property and the application for the Commission. He noted this application is for the zone change for the property in advance of a future application for an age restricted community.

Mr. Edwards reviewed the details of the future application. He detailed the 20 units contained within 4 larger buildings and 7 single family homes will be constructed for a total of 27 units. He noted a fifth building that would be used as a community type building.

Mr. Edwards reviewed the 1200-foot access driveway that will end in a small cul-de-sac and the roadway that will be constructed.

Mr. Edwards reviewed the drainage and septic plans for the site. He noted the locations of the storm water basins that will catch the runoff from the road and driveways.

Mr. Edwards detailed the planting plan for the Commission.

Mr. Edwards reviewed the layout and design of the buildings and single-family homes. Mr. Edwards stated an architect has not been hired for the project, noting these discussed plans are an engineer drawing.

Commissioner Ambrosey asked for details on the square footage of the units. Mr. Edwards stated the single-family homes would be 1600 square feet on the ground floor. He stated the apartment units would be one story for one-bedroom units and two stories for two-bedroom units with a bedroom on each floor. He noted all units would have a basement area for storage.

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

Debbie Dragonetti of Old Zoar Road expressed concern about blasting but stated she would be in favor of the zone change. She believes the zone change would help keep the area quiet for the nearby residential homes.

Joe Delvecchio of 7 Trailside Drive asked why this development would be close to the High Meadows development. Mr. Edwards explained the applicant and himself believe this is a good use for the property considering its proximity to other residential developments. He noted there is a cap of 10% for age restricted housing; he advised this development would meet that regulation. Mr. Delvecchio expressed his concern about how this property would impact surrounding property values. Commissioner Condon advised that subject is reviewed as part of the site plan application. Mr. Edwards noted the future development would meet all setback requirements and provide adequate buffers.

The public hearing was continued to 10/7/2021.

## **DELIBERATIONS and DETERMINATIONS**

### **7. PENDING MEETING MINUTES**

- September 2, 2021

**MOTION: WESTLUND:** To APPROVE

**SECOND: Ambrosey**

**VOTE:** 5-0–Approved–Motion Passed

**AYES:** CONDON, AMBROSEY, O'REILLY, MAINI, WESTLUND

**NAYS:** NONE

### **8. PENDING APPLICATION DELIBERATIONS / DETERMINATIONS**

- **Selected items from this Agenda** – as determined by the Commission
- **SEP-2021-08, File #1633A, 169 Enterprise Drive (I-2)**

**MOTION: CONDON:** To APPROVE SEP-2021-08, File #1633A, 169 Enterprise Drive (I-2)

**SECOND: AMBROSEY**

**VOTE:** 5-0–Approved–Motion Passed

**AYES:** CONDON, AMBROSEY, O'REILLY, MAINI, WESTLUND

**NAYS:** NONE

**OTHER BUSINESS**

**9. SUB-2021-02, File #1268C, 376 Moose Hill Road, Moose Hill Acres (RF-1)**

Subdivision Application for a proposed two-lot subdivision located at 376 Moose Hill Road (Assessor's Map 4) 376 Moose Hill, LLC, owner; Bruce Mondo, representative.

Tabled

**10. SUBDIVISION #07-4, FILE #1242C, MOUNT LAUREL ESTATES, 82 COTTAGE STREET & 42 SANDBAR ROAD: Discussion of BridgeCor arch bridge.**

Tabled

**11. REQUEST FOR EXTENSION**

**SEP-2021-05, File #1630A, 390 Monroe Turnpike**

Request for 90-day extension to submit final plans to October 6, 2021.

Chairman O'Reilly read the extension request for the Commission.

**MOTION: Maini:** To APPROVE 90-day Extension as requested

**SECOND: WESTLUND**

**VOTE:** 5-0–Approved–Motion Passed

**AYES:** CONDON, AMBROSEY, O'REILLY, MAINI, WESTLUND

**NAYS:** NONE

**12. CORRESPONDENCE**

**13. COMMISSION REPORTS**

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

Mr. Schultz reviewed his report for the Commission.

**14. MEETING ADJOURNMENT**

Polling the Commission and hearing no objections, Chairman O'Reilly adjourned the meeting at 8:45p.m.

