



TOWN OF MIDDLEBURY

*Planning & Zoning Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
(203) 577-4162 ph
(203) 598-7640 fx*

MINUTES SPECIAL MEETING January 12, 2012

MEMBERS PRESENT

Curtis S. Bosco, Chairman
Erika Carrington
Terry Smith
Matthew Robison
William Stowell

MEMBERS ABSENT

ALTERNATES PRESENT

Paul T. Babarik

ALTERNATES ABSENT

Ron Kulpa
Tara Perrotti

ALSO PRESENT

Rachelle Behuniak (not present during Executive Session)
Attorney Robert Smith (present for Executive Session only)

SPECIAL MEETING

1. CALL TO ORDER

Chairman Curtis Bosco called the Special Meeting of the Middlebury Planning & Zoning Commission to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE

The meeting began with the Pledge of Allegiance

2. EXECUTIVE SESSION

Discussion with Attorney Robert Smith on Potential Legal and Personnel Matters regarding Zoning Enforcement Officer.

Motion: to enter into Executive Session at 7:50 P.M. to address confidential and privileged communications between the Chairman of the Planning & Zoning Commission and Attorney Robert Smith concerning the subject indicated on the Agenda. Made by Erika Carrington, seconded by William Stowell. Unanimous Approval.

The Commission came out of Executive Session at 7:55 P.M.

3. DISCUSSION – PLAN OF CONSERVATION AND DEVELOPMENT

Brian Miller reviewed his Memorandums with the Commission. He indicated that he formulated a realistic plan for their review. The concept is a greater utilization of the Four Corners area of town with some mixed uses while being pedestrian friendly. Preservation is of the utmost importance and to establish a basis for a zoning policy the Town could use. He also stated that an overall Land Use Plan needs to be completed. He submitted copies of the 2010 Middlebury Existing Land Use Map that he received from C.O.G, for the Commission's reference.

Chairman Bosco stated that the Ford Gas Station is in the process of closing and indicated that the Town should consider applying for a STEEP Grant in order to assist in the development of areas such as Route 64. He questioned the Commission as to if they were in favor of some form of streetscape on Route 64 and the possibility of reducing the required setback.

Brian Miller stated that the 75 foot setback requirement is unnecessary.

Matthew Robison stated that he has a different vision of the Town. He does not equate progress with development. He would like to see a nice streetscape making the area more attractive. He is however concerned with the traffic that currently exists and fears that it will worsen. He is an adjacent property owner to the boundary lines which are stretching out into residential neighborhoods. He does not think this is where this town should go. Organization is important as is completing the plan and having Regulations that support said plan. He is not in favor of retail and professional buildings. He believes that the Town should continue to focus on industrial development.

Chairman Bosco stated that something needs to happen in said area.

Members of the Commission agreed that the 75 foot setback requirement could be reduced on Route 64 only.

Brian Miller made reference to the possibility of a "Village District" which would give this Commission more authority on regulating development.

Terry Smith stated that there needs to be more strength put into the Regulations to make the applicants finish what they propose.

Brian Miller indicated that the overall issue of the industrial development in the southwest corner of town needs to be addressed. It seems that it might be beneficial to look into some cooperative marketing type of program between the three towns that are a part of the airport zone.

4. ADJOURNMENT

Motion: to adjourn the meeting at 8:47 P.M. Made by Terry Smith, seconded by Erika Carrington. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

Original to Edith Salisbury, Town Clerk

cc: P&Z Commission Members
Paul Bowler, Chairman, Conservation Commission
Olie LeDuc, Building Official
Jean Donegan, Z.E.O.
Dennis Small, Chairman, Z.B.A.
Daniel Kenny, Assessor
Francis L. Barton Jr.
Attorney Robert Smith
Larry S. Hutvagner, CFO
Rob Rubbo, Deputy Director of Health