



TOWN OF MIDDLEBURY

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

RECEIVED FOR FILING
May 24 2011 at 9:45 M.
TOWN CLERK'S OFFICE
MIDDLEBURY, CONN.

Edith Sabulung
TOWN CLERK

MINUTES SPECIAL MEETING May 17, 2011

MEMBERS PRESENT

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

MEMBERS ABSENT

ALTERNATES PRESENT

ALSO PRESENT

Brian Miller
Rachelle Behuniak

ALTERNATES ABSENT

Paul T. Babarik
Ron Kulpa

SPECIAL MEETING

1. CALL TO ORDER

Chairman Curtis Bosco called the Special Meeting of the Middlebury Planning & Zoning Commission to order at 7:06 p.m.

2. DISCUSSION – PLAN OF CONSERVATION AND DEVELOPMENT AND ZONING REGULATIONS

Brian Miller, Town Consultant reviewed Memorandum #8 and Memorandum #9 both dated May 16, 2011 with the Commission.

Memorandum #8 – Demographic Information

- The population in Middlebury has more than doubled since 1950;
- There is an aging population;
- Approximately 90% owner occupied, although there is not much to offer in housing choices;
- Educational achievement is quite high;

- There has been an increase in the number of housing units.

The town has had quite a significant increase in residential growth and not a lot of non residential (commercial & industrial) growth.

Memorandum #9 – Goals and Policies

With respect to the Overall Goal, the Commission made the following suggestions for consideration:

- Replace the term “rural” with “semi-rural” or “semi-rural/suburban”;
- No plans to shut down residential growth but small developments would be more appropriate;
- Chairman Bosco voiced his support for light industrial use in the hopes of lightening the burden on residential owners and then possibly more towards commercial;

With respect to The Plan, the Commission made the following suggestions for consideration:

Section 2.11 – Open Space and Environment

Goal – Middlebury should protect significant environment resources including Lake Quassapaug, and preserve its natural environments and maintain its rural character. Consider – including Long Meadow Pond and/or Forested Land around Long Meadow Pond;

Objectives -

- A) The Commission questioned if this would actually fall upon the responsibility of the Conservation Commission;
- B) Brian was not certain if this was being done while William Stowell did state that it has been done;
- C) Middlebury Land Trust is active;
- D) Commission questioned “Greenbelt System” and Terry Smith suggested that regulations be formulated to protect this;
- G) Delete – “Continue to allow single family cluster development on appropriately zoned parcel, at approved densities, as a tool for open space protection and preservation”
- I) Delete – “for small users”

Section 2.12 – Transportation

Objectives –

- A) in accordance with the character of the town;
- B) maintain the aesthetics of the town/possible street scape for beautification purposes;
- C) standard recommendation;
- D) alternative methods for storm water flow, for example lower landscape in parking lots & Storm Water Regulations;
- E) protection of Christian Road;
- F) research town records of roads that are considered “Scenic Roads”.

Section 2.13 – Housing

Objectives –

- A) made reference to single family detached housing;
- B) State Statute 8-30-G;
- D) omit “small, private sewage treatments plants”;
- E) omit entirely;
- F) utilize “Formulate” as opposed to “Maintain”;
- H) utilize “Strive” as opposed to “Continue”.

Section 2.14 – Economic Development

The Commission agreed that it would be best to invite EDC to attend the future P&Z Special Meeting so that both Commissions could better understand what the goals are of each Commission. Once a date is scheduled, Chairman Bosco will extend the invitation.

Section 2.15 – Community Facilities

Objectives –

- C) omit “active”
- D) consider referencing “existing properties that have water quality issues and for fire protection”;
- E) consider referencing storm drainage issues.

3. ADJOURNMENT

Motion: to adjourn the Special Meeting at 8:58 p.m. Made by William Stowell, seconded by Erika Carrington. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

cc: Thomas P. Gormley, First Selectman
Elaine M. R. Strobel, Selectman
Robert C. Desmarais, Selectman
Chairman, Conservation Commission
Olie DeLuc, Building Official
Jean Donegan, Z.E.O.
Director of Health
Edith Salisbury, Town Clerk
Robert Bean, Chairman, Z.B.A.
Daniel Kenny, Assessor
P&Z Commission Members
Francis L. Barton Jr.
Attorney Stephen Savarese
Larry S. Hutvagner, CFO