



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Special Meeting, Tuesday March 1, 2016 6:30 p.m.  
Town Hall Conference Room**

**Present:** Commissioner Todd Anelli  
Commissioner Terrence McAuliffe  
Commissioner Ted Mannello  
Commissioner Frank Mirovsky  
Commissioner Mark Petrucci

**Also Present:** Architects Ronald Zocher and  
Ian Scott  
Attorney Neal White  
Mir Sabbir Ahmed  
Nadeem Khalid

**Absent:** Commissioner Armando Paolino  
Commissioner Joseph Mengacci

The meeting was called to order at about 6:30 p.m. by Terrence McAuliffe.

Pledge of Allegiance was said by all.

### APPROVAL OF PAST MINUTES

Ted Mannello MOTIONED to approve the Dec. 22, 2015 and Jan. 26, 2016 meeting minutes. SECOND by Todd Anelli and unanimously approved.

### OLD BUSINESS

#### Architectural Review - Gas Station/Convenience Store at 550 Middlebury Road

Attorney Neal White and Architects Ronald Zocher and Ian Scott represented Mir Sabbir Ahmed D/B/A Sabbir Properties, LLC.

Members reviewed four full-color renderings of the building and property as viewed from all sides, and also an A2 elevation diagram and a site plan with notes. Mr. Scott described the traffic flow, landscaping, and building appearance. He said the building exterior was thin brick veneer and vinyl siding and PVC trim in the color scheme shown in the color renderings. Vinyl fencing will surround the dumpster. No stucco siding will be used. Mr. White said he had listened carefully to comments at the Jan. 26 EIDC meeting and also at P&Z meetings regarding building and property appearance. Members questioned the

third pump and the canopy not covering that pump and were told by Mr. Scott that setback issues prevented the extension. Mr. Ahmed stated he wanted to extend the canopy over the third pump if allowed to do so. Fire suppression apparatus for that pump could be unsightly if not in a canopy.

Frank Mirovsky MOTIONED to approve the proposed design with three conditions:

1. The applicant will make a good faith effort to extend the canopy over the third pump. This could involve a variance or waiver process or some other way. If the canopy extension cannot be approved then the applicant will bring an illustration of the fire suppression apparatus back to the commission for review.
2. The sidewalk will conform to area standards as determined by P&Z and governing regulations.
3. The street lamps will match the appearance of those used at Middlebury Station.

SECOND by Ted Mannello and unanimously voted.

#### Status of Web Site for EIDC

A hosting account at 1&1 was established. On the recommendation of Barbara Whitaker the domain name "middleburyedc-ct.org" will be used to be consistent with other town department names.

#### Status of Streetscape RFP

Seven responses to the RFP were received. Members agreed to be available to meet weekly in a conference room once a procedure for performing the reviews was set by P&Z and the First Selectman.

#### NEW BUSINESS

#### Future Guest Possibilities

Frank Mirovsky asked Terry McAuliffe to call Department of Economic and Community Development Project Manager Edward Bona to speak at a future meeting. McAuliffe will also ask member Armando Paolino for recommendations.

Subcommittee Possibilities

Ted Mannello agreed to obtain at least five high quality widescreen photos of important businesses in Middlebury such as Timex, Middlebury Edge, Middlebury Consignment, and the Moore, O'Brien Law Firm for use on the web site.

Frank Mirovsky agreed to obtain "quality of life" photos of Middlebury.

Mark Petrucci agreed to develop a "top 10 reasons to bring your business to Middlebury"

Todd Anelli agreed to develop a "land available" or other means of describing the commercial property in town.

MOTION TO ADJOURN by Mark Petrucci, SECOND by Todd Anelli and unanimously voted at about 8:06 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members