



TOWN OF MIDDLEBURY

*Planning & Zoning Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
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APRIL 21, 2016 SPECIAL MEETING MINUTES

MEMBERS PRESENT

Terry Smith, Chairman
Matthew Robison
Erika Carrington
Joseph Drauss

MEMBERS ABSENT

William Stowell, Vice Chairman

ALTERNATES PRESENT

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Christian Yantorno
Jeffrey Grosberg
Paul T. Babarik

ALSO PRESENT

Marjorie Needham, Bee-Intelligencer

1. CALL TO ORDER

The Special Meeting was called to order at 6:34 P.M. by Chairman Terry Smith.

2. ROLL CALL AND DESIGNATION OF ALTERNATES

Regular Members Smith, Robison, Carrington, and Drauss were present. Regular Member Stowell and Alternate Members Babarik, Grosberg and Yantorno were absent.

3. DISCUSSION REGARDING STREETScape AND ZONING REGULATIONS BIDS

Chairman Smith stated that since the members had the opportunity to review the RFPs, he wanted their top two picks as to who they felt is the most qualified. He informed the Commission that he contacted Plan Three with respect to their proposal as they are his top pick and he wanted a bit more information. The representative did provide more details and added that they have done work in various towns in the area (i.e. Simsbury,

Southbury, Oxford and is currently working on Woodbury). He feels that they have the heart of Middlebury in sight. His second choice was Sullivan, Winter & Co. and Dodson & Flinker/Planimetrics as they have done a lot of Village Districts.

After some discussion regarding other proposals, all those present agreed to select Plan Three, LLC/Bennet Sullivan, Winter & Co. and Dodson & Flinker/Planimetrics as their top two choices.

Chairman Smith would like to get together with Terry McAuliffe to discuss this Commission's top two picks and his concerns with respect to the Zoning Regulations. Hopefully together they can come up with 2 or 3. Although he's not certain it will be necessary, he would be willing to schedule some presentations. It is the decision of the Planning & Zoning Commission and the Economic Development Commission will be acting as the Architectural Review Committee and will be an advisory to the Planning & Zoning Commission. He is very interested in their ideas and looks forward to what they have in mind. It is his goal to get this started by July 1st. He stressed the importance of what needs to be done to the streetscape being in the Zoning Regulations otherwise it has no teeth. Funding has been appropriated for the Zoning portion of the project but he is not certain about where the funds will be coming from for the streetscape project.

4. ADJOURNMENT

Motion: to adjourn the Special Meeting at 6:56 P.M. Made by Erika Carrington, seconded by Joseph Drauss. Unanimous Approval

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

Original to Edith Salisbury, Town Clerk

cc: P&Z Commission Members
Vincent LoRusso, Chairman, Conservation Commission
Ollie LeDuc, Building Official
Curtis Bosco, Z.E.O.
Attorney Dana D'Angelo
Larry S. Hutvagner, CFO
Rob Rubbo, Director of Health
Mary Barton