



TOWN OF MIDDLEBURY

*Planning & Zoning Commission
1212 Whittemore Road
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SPECIAL MEETING

MINUTES

Thursday, August 18, 2016

REGULAR MEMBERS PRESENT

Terry Smith, Chairman
William Stowell, Vice Chairman
Matthew Robison
Erika Carrington
Joseph Drauss

REGULAR MEMBERS ABSENT

ALTERNATES PRESENT

ALTERNATES ABSENT

Paul T. Babarik
Christian Yantorno
Jeffrey Grosberg

ALSO PRESENT

Hiram W. Peck III, Planning Consultant

1. CALL TO ORDER

The Special Meeting was called to order at 6:05 P.M. by Chairman Terry Smith.

2. ROLL CALL AND DESIGNATION OF ALTERNATES

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

3. ZONING REGULATIONS WORKSHOP

Chairman Smith introduced Hiram W. Peck III, Planning Consultant, from Plan Three, LLC, P.O. Box 741, Woodbury, CT 06798.

Mr. Peck stated that he reviewed the new P.O.C.D. and wanted to go over the Regulations revisions. When they applied for the job, there were three (3) parts to it (streetscape, architectural design standards and zoning regulations). The only part that was funded was the Zoning Regulations portion. There is some overlap with respect to some of the things that are suggested in the P.O.C.D. that he may not be able to accomplish due to fact that the second and third part did not get funded.

Chairman Smith announced that this portion was originally supposed to be funded in 2 parts except the P.O.C.D. was not completed in time. However, funding is now available for both parts so the whole thing can be completed this budget year.

Mr. Peck expressed his eagerness to move forward with the project. He admitted that he is not as familiar with the Middlebury Zoning Regulations at the present time but will be for the next meeting. He asked what the Commission thinks should happen with respect to residential clusters.

Chairman Smith responded by saying that initially those that exist started out nice but progressively got denser and are similar to an overlay district. He does not want to put any more overlay districts for cluster developments. He feels that commercial development would be the correct route but that it needs to be done right. He wanted additional information about mixed use districts and input from the rest of the Commission.

Mr. Peck stated that mixed use can be a very flexible thing if you want to get development started and are looking to create a village district near the center. It can be a really good thing to look into. Funding has become more accessible over time and there is a lot of need for smaller residential units. Although they don't have to be, they can be very high end units and he emphasized that design is the key.

Chairman Smith suggested that it should be limited to 1-2 bedrooms.

William Stowell voiced his opposition to high-rises.

Mr. Peck plans to present a slideshow to the Commission with various options for consideration.

Chairman Smith stressed the importance of pedestrian access and the need for specifications that require sidewalks on both sides.

Matthew Robison questioned if there is a demand for them.

Mr. Peck stated that there is a high demand as rentals have increased in popularity. He wanted input from the Commission with respect to affordable housing and elderly housing. He made mention of the legislation that was passed a few years ago called Home Connecticut/Incentive Housing Zone which allows the town to take the edge off C.G.S Section 8-30g. You can create designs of your own and select where you want the zones changed. It essentially gives you more control over an affordable housing application thus making it “attainable housing” where 20% of the units need to be attainable but affordable.

Chairman Smith confirmed that there is a need for elderly housing.

Mr. Peck asked the Commission to consider a combination of elderly housing, market rate housing, and affordable housing known as cohousing developments. These townhouse type individual units do have a community building and preserve 50% of the property as open space.

Chairman Smith made mention of his interest in obtaining the Triangle Blvd. area back from the state.

Matthew Robison stated that it would be a great area for industrial development.

Chairman Smith acknowledged that there is limited capacity for residential sewer in the WPCA Regulations as they are saving it for industrial and commercial but was unsure if they would be willing to expand it.

Mr. Peck mentioned that low impact development storm water regulations save developers a lot of money but also enables the ground water to progress back into the ground. He also added that a village district can do a lot of the same things as an Historic district. He plans to reevaluate sections 23, 24 and section 9.

Chairman Smith stated that 1 family owns 400+ acres in the Long Meadow area and believes it should be a low impact area.

Mr. Peck stated that a village district can be used in different ways to create standards and recommended that the members of the Commission refer to Section 8-2j of the Connecticut General Statutes. He also feels it is important to confer with Town Counsel

regarding sidewalks being a requirement. STEAP grants can also be an effective tool as well as Housing grants which allow you to take a look at all of the Regulations as long as you promise to take an honest look at the Affordable Housing portion.

Chairman Smith requested that the Regulations be consolidated as currently they are hard to cross reference. In addition, he would like the following subjects addressed:

- Collection boxes;
- Halfway houses;
- Pawn shops;
- Marijuana shops;
- Windmills;
- Ridgelines;
- Accessory buildings;
- Carports/tents/storage facilities;
- Special Exceptions;
- Architectural standards for each zone;
- Commercial and Industrial in terms of lot coverage, parking, architectural, etc.;
- Lake Quassapaug;
- Tyler's Cove;
- Uniroyal;
- Floodplains

Mr. Peck suggested the possibility of offering incentives to people who do the right thing.

4. ADJOURNMENT

MOTION: to adjourn the meeting at 7:16 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.
Ken Long, Chairman, Z.B.A.
Attorney Dana D'Angelo
Larry S. Hutvagner, CFO
Rob Rubbo, Director of Health
Mary Barton