



TOWN OF MIDDLEBURY

*Planning & Zoning Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
(203) 577-4162 ph
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AUGUST 7, 2014 REGULAR MEETING MINUTES

MEMBERS PRESENT

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

ALTERNATES PRESENT

Christian Yantorno

ALSO PRESENT

Curtis Bosco, ZEO

MEMBERS ABSENT

ALTERNATES ABSENT

Ron Kulpa
Paul T. Babarik

CALL TO ORDER

Chairman Smith called the Regular Meeting of the Middlebury Planning & Zoning Commission to order at 7:30 P.M. He also introduced Christian Yantorno as a new Alternate Member of the Middlebury Planning and Zoning Commission.

ROLL CALL AND DESIGNATION OF ALTERNATES

Chairman Smith announced Regular Members Smith, Stowell, Carrington, Robison and Alternate Member Yantorno as present. Alternate Members Kulpa and Babarik were absent.

MINUTE APPROVAL

3. Discussion of the Minutes of the Public Hearings and Regular Meeting held on July 3, 2014

Motion: to approve the minutes of the Public Hearings and Regular Meeting held on July 3, 2014. Made by Erika Carrington, seconded by Terry Smith.

Due to the fact that both Matthew Robison and William Stowell were absent for the July 3, 2014 meeting, Chairman Smith realized that there were not enough members present to vote on the approval of said Minutes. Therefore, Erika Carrington withdrew her motion and the item and it was tabled until the September 4, 2014 meeting.

OLD BUSINESS

None

NEW BUSINESS

2. Toll CT II, Limited Partnership-Application for Site Plan Modification (Application #2014-7-1)

Thomas Daly, P.E. of Milone & MacBroom spoke on behalf of the applicant and reviewed the plans with the Commission. He stated that in Phase I, the golf course was preplaced by a recreational space. They are now realizing that the parking spaces would infringe upon the resident's privacy. Therefore, they have come up with an alternate plan to shift the parking spaces. The overall size of the recreation space will not change nor will the number of parking spaces. Approval was granted by the Conservation Commission.

Chairman Smith requested that any future applications contain more details including a narrative along with the existing plan verses the proposed changes so that the Commission members could be better prepared.

Motion: to approve the site plan modification Application #2014-7-1 as submitted. Made by Erika Carrington, seconded by Matthew Robison. Unanimous Approval

**3. Lake Quassapaug Amusement Park-Application for a building/structure
(Application # 2014-7-2)**

Eric Anderson of Lake Quassapaug Amusement Park reviewed the proposed plans with the Commission. He stated that they are seeking to replace the train platform with a station so when the train is pulled in, it will have a cover over it. The architecture of the station will mirror the other improvements that have recently been made within the park and will be slightly smaller than the existing platform.

Chairman Smith also requested from Mr. Anderson that any future applications contain more details including a narrative along with the existing plan versus the proposed changes so that the Commission members could be better prepared.

Motion: to approve the application. Made by William Stowell, seconded by Erika Carrington. Unanimous Approval.

OTHER BUSINESS

4. Any other business added to agenda by 2/3 vote of Commission

None

5. Enforcement Report

Curtis Bosco, ZEO reviewed his report with the Commission. He stated that he received numerous complaints, many of which he was able to address by telephone. With respect to the Wotkyns property on 70 Crest Road, both he and Building Inspector Ollie LeDuc agree that a condemnation is warranted. He also stated that Mr. Burger made a request to speak to the Commission regarding Toll Brothers. Curtis Bosco, ZEO informed him that he would handle the complaints, a dust issue being his main concern. He indicated that a representative from Toll Brothers did confirm that they do not water daily due to the fact that deliveries are not made on a daily basis.

Chairman Smith stated that sodium chloride should be utilized on a daily basis for dust control. He also stated that the responsibility of addressing any complaints falls upon Curtis Bosco, ZEO. In the event Mr. Burger is not satisfied with the way Mr. Bosco is handling the situation, then Mr. Burger would need to submit a letter to the Commission indicating so.

Curtis Bosco, ZEO informed the Commission that an application for West Shore will be before the Commission next month. Said application is a proposal for an approximate 100% expansion.

Chairman Smith questioned the status of the property owned by Mr. Mark Hadzega of 21 Acme Drive.

Curtis Bosco, ZEO recently visited the property and informed Mr. Hadzega that the left side of his property still needs to be cleaned up and possibly shielded with a fence.

Chairman Smith stated that Brian Miller should have a draft of the P.O.C.D. for next month. He also asked the members of the Commission to come up with some ideas of what could possibly be done with the land on Triangle Blvd. in the event the town of Middlebury could somehow acquire the land back from the State.

6. Adjournment

Motion: to adjourn the meeting at 8:00 P.M. Made by Erika Carrington, seconded by Matthew Robison. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

Original to Edith Salisbury, Town Clerk

cc: P&Z Commission Members
Thomas Proulx, Chairman, Conservation Commission
Ollie LeDuc, Building Official
Curtis Bosco, Z.E.O.
David Alley, Chairman, Z.B.A.
Attorney Dana D'Angelo
Larry S. Hutvagner, CFO
Rob Rubbo, Deputy Director of Health
Mary Barton