



## **TOWN OF MIDDLEBURY**

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

### **REGULAR MEETING**

#### **AGENDA**

**Thursday, December 7, 2023**

**7:00 P.M.**

**Shepardson Community Center - Auditorium**  
**1172 Whittemore Road**  
**Middlebury, CT 06762**

#### **Zoom Link (View only)**

<https://us02web.zoom.us/j/89258236979?pwd=dUJVaIFKVmNleW5tcmEvUjQ3TU9vUT09>

### **Call to Order**

### **Roll Call & Designation of Alternates**

#### **Public Hearings**

1. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Text Change regarding Height in LI-200 Zone pursuant to Sec. 42.2 of the Regulations (Application #23-58Z) (Continued)
2. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z) (Continued)
3. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Special Exception for an Excavation and Grading Permit pursuant to Sec. 64 of the Regulations (Application #23-60Z) (Continued)
4. Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z)
5. Parkland Estates Homeowners Association, Inc./Park Road - Application for a subdivision modification (Application #23-66Z)
6. Middlebury Planning & Zoning Commission - on its own initiative, in accordance with Public Act 23-142, is proposing Text Amendments to Sections 21.1 and 21.2 regarding Day Nurseries
7. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Application for a Zone Text Change to add Section 28 Planned Rental Housing Development Overlay District to the Regulations (Application #23-67Z)
8. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road - Zone Map Change Application to change from the current LI-80/R-4/PRD to Section 28 Planned Rental Housing Development Overlay District (Application #23-68Z)

**Minute Approval**

9. Discussion of the Minutes of the Regular Meeting held on November 2, 2023

**Old Business**

10. Jad Harb, JTH Builders, LLC/Washington Drive – Application for an 11-Lot Subdivision on 60.135 acres, Sycamore Place (Application #23-42Z)
11. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Text Change regarding Height in LI-200 Zone pursuant to Sec. 42.2 of the Regulations (Application #23-58Z)
12. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z)
13. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Special Exception for an Excavation and Grading Permit pursuant to Sec. 64 of the Regulations (Application #23-60Z)
14. Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z)
15. Parkland Estates Homeowners Association, Inc./Park Road - Application for a subdivision modification (Application #23-66Z)
16. Middlebury Planning & Zoning Commission - on its own initiative, in accordance with Public Act 23-142, is proposing Text Amendments to Sections 21.1 and 21.2 regarding Day Nurseries
17. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Application for a Zone Text Change to add Section 28 Planned Rental Housing Development Overlay District to the Regulations (Application #23-67Z)
18. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road - Zone Map Change Application to change from the current LI-80/R-4/PRD to Section 28 Planned Rental Housing Development Overlay District (Application #23-68Z)

**New Business**

19. Craig Laaman/Wiggles Pet Resort/1082 Southford Rd. - Application for Site Plan Approval for 13,120 square foot commercial building for canine services (Application #23-89Z)

**Other Business**

20. Gregory Barnes – Informal discussion regarding activities in vineyards
21. Any other business added to the agenda by a 2/3 vote of the Commission
22. Enforcement Report
23. Adjournment