



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

**REGULAR MEETING**  
**AGENDA**  
**Thursday, May 5, 2022**  
**7:00 P.M.**

**Shepardson Community Center, 1172 Whittemore Rd, Middlebury, CT**

**Call to Order**

**Roll Call & Designation of Alternates**

**Public Hearings**

1. New Haven Mortgage Co., LLC/3, 7, 11, 15, 18, 19, 20, 22, 23, 24, 26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Text Amendment to Section 22.2.1 A of the Regulations (Application #2022-1-1)(Continued)
2. New Haven Mortgage Co., LLC/3, 7, 11, 15, 18, 19, 20, 22, 23, 24, 26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Zone Change from existing R-40 to R-40/PRD (Application #2022-1-2)(Continued)
3. Middlebury Edge, LLC/1625 Straits Turnpike - Site Plan Application & for a Special Exception for a commercial building in excess of 14,000 square ft. pursuant to Sections 31, 51 & 52 of the Regulations (Application #2022-4-1)

**Minute Approval**

4. Discussion of the Minutes of the Special Meeting held on April 2, 2022
5. Discussion of the Minutes of the Regular Meeting held on April 7, 2022

**Old Business**

6. New Haven Mortgage Co., LLC/3, 7, 11, 15, 18, 19, 20, 22, 23, 24, 26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Text Amendment to Section 22.2.1 A of the Regulations (Application #2022-1-1)
7. New Haven Mortgage Co., LLC/3, 7, 11, 15, 18, 19, 20, 22, 23, 24, 26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive &

- Lot 7-02/128 Triangle Boulevard – Application for a Zone Change from existing R-40 to R-40/PRD (Application #2022-1-2)
8. Middlebury Edge, LLC/1625 Straits Turnpike - Site Plan Application & for a Special Exception for a commercial building in excess of 14,000 square ft. pursuant to Sections 31, 51 & 52 of the Regulations (Application #2022-4-1)
  9. Matthew Holloway & Garrett Moore/43-45 Sandy Beach Road – Residential Site Plan Review Tyler's Cove Condominium (Application #2022-4-2)
  10. Planning & Zoning Commission - Discussion with town consultant regarding the Town's Affordable Housing Plan

**New Business**

11. Joseph Morningstar/257 Christian Road - Informal discussion regarding a proposed accessory building

**Other Business**

12. Any other business added to the agenda by a 2/3 vote of the Commission
13. Enforcement Report
14. Adjournment

Terry Smith, Chairman  
Planning & Zoning Commission  
May 3, 2022