



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

REGULAR MEETING
AGENDA
Thursday, June 2, 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 Regular Meeting held on May 5, 2022

Old Business

5. 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)
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 Zone Change from existing R-40 to R-40/PRD (Application #2022-1-2)
7. 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)
 8. Granite Woods/Nutmeg & Stevens Roads-Request for possible 30-day extension

New Business

9. James Mele, Tom Mele & John Frink/39 Sandy Beach Rd.-Application for Site Plan Approval (Application #2022-5-1)

Other Business

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

Terry Smith, Chairman
Planning & Zoning Commission
June 1, 2022