



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

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

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

**Call to Order**

**Roll Call & Designation of Alternates**

**Public Hearings**

1. 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)(Continued)

**Minute Approval**

2. Discussion of the Minutes of the Regular Meeting held on June 2, 2022

**Old Business**

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)
4. James Mele, Tom Mele & John Frink/39 Sandy Beach Rd.-Application for Site Plan Approval (Application #2022-5-1)
5. JSD Partners Southford, LLC/1067 Southford Road aka 1101 Southford Road-Discussion to modify sign previously approved by Special Exception

**New Business**

6. Solli Engineering-Application for a Text Amendment to Section 67.1 of the Regulations (Application #2022-5-2)
7. Solli Engineering-Application for a Text Amendment to Sections 9.1, 34.1.7 & 34.4.4 of the Regulations (Application #2022-5-3)
8. Peter Vileisis/288 Watertown Rd.-Application for a 5-Lot Subdivision (Application #2022-7-1)
9. 891 Straits, LLC/891 Straits Turnpike-Application for a Site Plan Modification for additional parking (Application #2022-7-2)
10. Region 15/65 North Benson Rd.-Application for Site Plan approval (Application #2022-7-3)

11. Paul & Carol Taylor/91 Sandy Beach Road-Application for a modification/addition of existing structure (Application #2022-7-4)

**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  
July 5, 2022