



TOWN OF MIDDLEBURY
Planning & Zoning Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
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**REGULAR MEETING
AGENDA**

**Thursday, November 3, 2022
7:00 P.M.**

Shepardson Community Center, 1172 Whittemore Road-Room 26, Middlebury, CT 06762

Call to Order

Roll Call & Designation of Alternates

Public Hearings

1. JSD Partners Southford, LLC/1067 Southford Road aka 1101 Southford Road- Application for a Text Amendment pursuant to Section 63 of the Regulations (Application #2022-8-3)(Continued)
2. JSD Partners Southford, LLC/1067 Southford Road aka 1101 Southford Road- Application for Special Exception pursuant to Sections 63.8.2 (A) & (B) of the Regulations (Application #2022-8-1) (Continued)
3. CGS Section 8-1bb, Temporary Health Care Structures, Section (j) which allows a municipality to opt out of CGS Section 8-1bb regarding authorization for the installation of temporary healthcare structures (Application #2022-10-1)
4. CGS Section 8-2o, zoning regulations for accessory apartments, municipal opt out exception of CGS Section 8-2o. Section (f) which allows municipalities to opt out of applicable subsections (a) and (d) inclusive of CGS 8-2 (Application #2022-10-2)
5. CGS Section 8-2p, municipal opt out for dwelling unit parking space limitations, which allows municipalities to opt out of CGS subsection (d) of Section 8-2 (Application #2022-10-3)

Minute Approval

6. Discussion of the Minutes of the Special Meeting held on October 6, 2022
7. Discussion of the Minutes of the Regular Meeting held on October 6, 2022

Old Business

8. Hussnain Gondal, Gondal Corporation/Solli Engineering-Application for a Text Amendment to Section 67.1 of the Regulations (Application #2022-5-2)
9. Hussnain Gondal, Gondal Corporation/Solli Engineering-Application for a Text Amendment to Sections 9.1, 34.1.7 & 34.4.4 of the Regulations (Application #2022-5-3)

10. Peter Vileisis/288 Watertown Rd.-Application for a 5-Lot Subdivision (Application #2022-7-1)
11. JSD Partners Southford, LLC/1067 Southford Road aka 1101 Southford Road- Application for a Text Amendment pursuant to Section 63 of the Regulations (Application #2022-8-3)
12. JSD Partners Southford, LLC/1067 Southford Road aka 1101 Southford Road- Application for Special Exception pursuant to Sections 63.8.2 (A) & (B) of the Regulations (Application #2022-8-1)
13. Jim Mele/39 Sandy Beach Road - Application for a site plan modification (Application #2022-11-1)

New Business

14. CGS Section 8-1bb, Temporary Health Care Structures, Section (j) which allows a municipality to opt out of CGS Section 8-1bb regarding authorization for the installation of temporary healthcare structures (Application #2022-10-1)
15. CGS Section 8-2o, zoning regulations for accessory apartments, municipal opt out exception of CGS Section 8-2o. Section (f) which allows municipalities to opt out of applicable subsections (a) and (d) inclusive of CGS 8-2 (Application #2022-10-2)
16. CGS Section 8-2p, municipal opt out for dwelling unit parking space limitations, which allows municipalities to opt out of CGS subsection (d) of Section 8-2 (Application #2022-10-3)

Other Business

17. Any other business added to the agenda by a 2/3 vote of the Commission
18. Enforcement Report
19. Adjournment

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