



**TOWN OF MIDDLEBURY**  
*Planning & Zoning Commission*  
1212 Whittemore Road  
Middlebury, Connecticut 06762  
(203) 577-4162 ph  
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**REGULAR MEETING  
AGENDA**

**Thursday, January 5, 2023  
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. Stacey J. Drubner/c/o JSD Partners, LLC/500 Chase Parkway, Waterbury, CT 06708- Application for text amendments of Sections 9.1 Definitions to add Distribution Facilities, 42.1 Permitted Uses to add Distribution Facilities as a permitted use, 42.2.4 Height of Buildings adding warehouses and distribution facilities not to exceed fifty feet to the current language (Application #2022-12-1)

**Minute Approval**

2. Discussion of the Minutes of the Regular Meeting held on December 1, 2022

**Old Business**

3. 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)
4. 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)

**New Business**

5. Stacey J. Drubner/c/o JSD Partners, LLC/500 Chase Parkway, Waterbury, CT 06708- Application for text amendments of Sections 9.1 Definitions to add Distribution Facilities, 42.1 Permitted Uses to add Distribution Facilities as a permitted use, 42.2.4 Height of Buildings adding warehouses and distribution facilities not to exceed fifty feet to the current language (Application #2022-12-1)
6. 1365 LLC/1321 West Street-Application for a Zoning Map Change from R-40 to CA-40 (Application #2022-12-2)

**Other Business**

7. Metro Realty/1685 Straits Turnpike – Informal discussion regarding construction status of buildings (2020-12-1)
8. Any other business added to the agenda by a 2/3 vote of the Commission
9. Reminder of Public Hearings scheduled for February 2, 2023 for Graziano Brothers, LLC/80 Turnpike Drive – Application for a Site Plan (Application #2022-11-2) and Graziano Brothers, LLC/80 Turnpike Drive – Application for a Special Exception for Section 64 Excavation & Grading (Application #2022-11-3)
10. Enforcement Report
11. Adjournment

Terry Smith, Chairman  
Planning & Zoning Commission  
January 3, 2023