



TOWN OF MIDDLEBURY

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

REGULAR MEETING

AGENDA

Thursday, February 2, 2023

7:00 P.M.

**Shepardson Community Center Auditorium
1172 Whittemore Road
Middlebury, CT 06762**

Also available via Zoom

<https://us02web.zoom.us/j/84868021279?pwd=WkVocFg0ek5obWhQd2diK00wTzFZZz09>

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)(Continued)
2. GB Middlebury, LLC/80 Turnpike Drive – Application for a Site Plan – (Application #2022-11-2) *Graziano Brothers, LLC (prior owner)
3. GB Middlebury, LLC/80 Turnpike Drive – Application for a Special Exception for Section 64 Excavation & Grading – (Application #2022-11-3) *Graziano Brothers, LLC (prior owner)

Minute Approval

4. Discussion of the Minutes of the Regular Meeting held on January 5, 2023

Old 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. GB Middlebury, LLC/80 Turnpike Drive – Application for a Site Plan – (Application #2022-11-2) *Graziano Brothers, LLC (prior owner)

7. GB Middlebury, LLC/80 Turnpike Drive – Application for a Special Exception for Section 64 Excavation & Grading – (Application #2022-11-3) *Graziano Brothers, LLC (prior owner)
8. Peter Vileisis/288 Watertown Rd. – Request for an extension to post bond for approved 5-Lot Subdivision (Application #2021-10-3)

New Business

None

Other Business

9. Any other business added to the agenda by a 2/3 vote of the Commission
10. Reminder of Public Hearing scheduled for March 2, 2023 for 1365 LLC/1321 West Street-Application for a Zoning Map Change from R-40 to CA-40 (Application #2022-12-2)
11. Enforcement Report
12. Adjournment

Terry Smith, Chairman
Planning & Zoning Commission
January 31, 2023