



TOWN OF MIDDLEBURY

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

REGULAR MEETING AGENDA

**Thursday, August 3, 2023
7:00 P.M.**

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

Zoom Link (View only)

<https://us02web.zoom.us/j/87207097210?pwd=WG8wMlZPcXhJWIsvNHBKY20xN05Ddz09>

Call to Order

Roll Call & Designation of Alternates

Minute Approval

1. Discussion of the Minutes of the Regular Meeting held on July 6, 2023

New Business

2. Jad Harb, JTH Builders, LLC/Washington Drive – Application for an 11-Lot Subdivision on 60.135 acres, Sycamore Place (Application #23-42Z)
3. Waxwing Development, LLC/100 North Benson Road – Application for Site Plan Modification to allow a seasonal enclosure over tennis courts. (Application #23-43Z)
4. James A. Christiano/Nick Road – Application for a 6-Lot Subdivision on 20.45 acres, Trout Estates (Application #23-45Z)

Public Hearing

5. Jennifer Mahr/Middlebury Small Town Alliance, LLC/P.O. Box 1073, Middlebury, CT 06762 – Proposed Zoning Regulation Amendment. Moratorium on Distribution Facilities of any size and Warehouses in excess of 100,000 square feet. (Application #23-26Z)

Old Business

6. Jennifer Mahr/Middlebury Small Town Alliance, LLC/P.O. Box 1073, Middlebury, CT 06762 – Proposed Zoning Regulation Amendment. Moratorium on Distribution Facilities of any size and Warehouses in excess of 100,000 square feet. (Application #23-26Z)

Other Business

7. Reminder of Public Hearing scheduled for September 7, 2023 regarding Timex Group USA, INC/Route 188, LLC/Stacey Drubner, Trustee/555 Christian Rd./P.O. Box 51 Beacon Falls, CT/500 Chase Parkway, Waterbury, CT - Application for a Text Change regarding height in LI-80 Zone (Application #23-32Z)

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

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