



TOWN OF MIDDLEBURY

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

REGULAR MEETING

AGENDA

Thursday, September 7, 2023

7:00 P.M.

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

Zoom Link (View only)

<https://us02web.zoom.us/j/85496595139?pwd=cHJoeElwYU9saUZoTlpsWGs0QVNiZz09>

Call to Order

Roll Call & Designation of Alternates

Public Hearings

1. Jad Harb, JTH Builders, LLC/Washington Drive – Application for an 11-Lot Subdivision on 60.135 acres, Sycamore Place (Application #23-42Z)
2. James A. Christiano/Nick Road – Application for a 6-Lot Subdivision on 20.45 acres, Trout Estates (Application #23-45Z)
3. 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)(Continued)

Minute Approval

4. Discussion of the Minutes of the Regular Meeting held on August 3, 2023

Old Business

5. Jad Harb, JTH Builders, LLC/Washington Drive – Application for an 11-Lot Subdivision on 60.135 acres, Sycamore Place (Application #23-42Z)
6. James A. Christiano/Nick Road – Application for a 6-Lot Subdivision on 20.45 acres, Trout Estates (Application #23-45Z)
7. 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)

New Business

8. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Text Change regarding Height in LI-200 Zone pursuant to Sec. 42.2 of the Regulations (Application #23-58Z)
9. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z)
10. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Special Exception for an Excavation and Grading Permit pursuant to Sec. 64 of the Regulations (Application #23-60Z)

Other Business

11. Any other business added to the agenda by a 2/3 vote of the Commission
12. Enforcement Report
13. Adjournment

Terry Smith, Chairman
Planning & Zoning Commission
September 5, 2023