



TOWN OF MIDDLEBURY

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

REGULAR MEETING

AGENDA

Thursday, October 5, 2023

7:00 P.M.

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

Zoom Link (View only)

<https://us02web.zoom.us/j/89979759825?pwd=UHdBMkIwUG5TbWQ0SDVWSUZEYlB1dz09>

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) (Continued)
2. James A. Christiano/Nick Road – Application for a 6-Lot Subdivision on 20.45 acres, Trout Estates (Application #23-45Z) (Continued)
3. 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)
4. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z)
5. 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)

Minute Approval

6. Discussion of the Minutes of the Regular Meeting held on September 7, 2023

Old Business

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

9. 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)
10. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z)
11. 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)

New Business

12. Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z)
13. Parkland Homeowners Association, Inc./Park Road - Application for a subdivision modification (Application #23-66Z)
14. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Application for a Zone Text Change to add Section 28 Planned Rental Housing Development Overlay District to the Regulations (Application #23-67Z)
15. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road - Zone Map Change Application to change from the current LI-80/R-4/PRD to Section 28 Planned Rental Housing Development Overlay District (Application #23-68Z)

Other Business

16. Gregory Barnes – Informal discussion regarding activities in vineyards
17. 2024 Planning & Zoning Meeting Schedule
18. Any other business added to the agenda by a 2/3 vote of the Commission
19. Enforcement Report
20. Adjournment

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