



## **TOWN OF MIDDLEBURY**

*Planning & Zoning Commission*

*1212 Whittemore Road*

*Middlebury, Connecticut 06762*

*(203) 577-4162 ph*

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### **REGULAR MEETING**

#### **AGENDA**

**Thursday, November 2, 2023**

**7:00 P.M.**

**Shepardson Community Center - Auditorium**

**1172 Whittemore Road**

**Middlebury, CT 06762**

#### **Zoom Link (View only)**

<https://us02web.zoom.us/j/84463249397?pwd=ZDMyL25wZVV0YXQ2VU05cGpyYnVudz09>

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

### **Minute Approval**

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

### **Old Business**

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

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)

**New Business**

11. Middlebury Planning & Zoning Commission - on its own initiative, in accordance with Public Act 23-142, is proposing Text Amendments to Sections 21.1 and 21.2 regarding Day Nurseries

**Other Business**

12. Reminder of the following Public Hearings scheduled for December 7, 2023:
  - Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z)
  - Parkland Estates Homeowners Association, Inc./Park Road - Application for a subdivision modification (Application #23-66Z)
  - 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)
  - 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)
13. Gregory Barnes – Informal discussion regarding activities in vineyards
14. 2024 Planning & Zoning Meeting Schedule
15. Any other business added to the agenda by a 2/3 vote of the Commission
16. Enforcement Report
17. Adjournment