



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

**REGULAR MEETING
AGENDA
Thursday, March 3, 2022
7:00 P.M.**

Shepardson Community Center, 1172 Whittemore Rd, Middlebury, CT

Call to Order

Roll Call & Designation of Alternates

Public Hearings

1. New Haven Mortgage Co., LLC/3,7,11,15,18,19,20,22,23,24,26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Text Amendment to Section 22.2.1 A of the Regulations (Application #2022-1-1)
2. New Haven Mortgage Co., LLC/3,7,11,15,18,19,20,22,23,24,26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Zone Change from existing R-40 to R-40/PRD (Application #2022-1-2)
3. Evelyn M. Dederick & Dorothy Daniels/625 Straits Turnpike – Site Plan Application & for a Special Exception for a commercial building in excess of 14,000 square ft. pursuant to Sections 31.1.1 & 52.2 of the Regulations (Application #2022-1-4)

Minute Approval

4. Discussion of the Minutes of the Regular Meeting held on February 3, 2022

Old Business

5. Peter Vileisis/288 Watertown Rd. – Application for a 5 Lot Subdivision (Application #2021-10-3)
6. New Haven Mortgage Co., LLC/3,7,11,15,18,19,20,22,23,24,26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Text Amendment to Section 22.2.1 A of the Regulations (Application #2022-1-1)

7. New Haven Mortgage Co., LLC/3,7,11,15,18,19,20,22,23,24,26 & 28 Hunting Ridge Road; 2, 4, 6, 8, 10, 12, 14, 15, 17, 18, & 19 Deer Run Road; Lots 7-02/055, 7-02/055X, 7-02/097 & 7-02/098 Deer Run Road; Lot 6-02/002 Washington Drive & Lot 7-02/128 Triangle Boulevard – Application for a Zone Change from existing R-40 to R-40/PRD (Application #2022-1-2)
8. Evelyn M. Dederick & Dorothy Daniels/625 Straits Turnpike – Site Plan Application & for a Special Exception for a commercial building in excess of 14,000 square ft. pursuant to Sections 31.1.1 & 52.2 of the Regulations (Application #2022-1-4)
9. Discussion and presentation of a Recreational Cannabis regulation, for banning such sales in Middlebury
10. Discussion of a list of legislative changes pertaining to land use and potential future actions of the Commission
11. Discussion of schedule for the review of the draft regulations previously delivered to the Commission

New Business

12. Peter Amara/1582 Straits Turnpike – Application for a Site Plan Modification regarding Architectural Plans and stairway relocation (Application #2022-2-1)

Other Business

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

Terry Smith, Chairman
Planning & Zoning Commission
March 1, 2022