



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

REGULAR MEETING
AGENDA
Thursday, April 7, 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)(Continued)
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)(Continued)
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) (Continued)
4. Planning & Zoning Commission - Adoption of Regulations Prohibiting Recreational Cannabis Sales
5. Planning & Zoning Commission - Deletion of the Temporary Moratorium

Minute Approval

6. Discussion of the Minutes of the Regular Meeting held on March 3, 2022

Old Business

7. Peter Vileisis/288 Watertown Rd. – Application for a 5 Lot Subdivision (Application #2021-10-3)

8. 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)
9. 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)
10. 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)
11. Peter Amara/1582 Straits Turnpike – Application for a Site Plan Modification regarding Architectural Plans and stairway relocation (Application #2022-2-1)
12. Planning & Zoning Commission - Adoption of Regulations Prohibiting Recreational Cannabis Sales
13. Planning & Zoning Commission - Deletion of the Temporary Moratorium
14. Planning & Zoning Commission - Discussion with town consultant regarding the Town's Affordable Housing Plan

New Business

15. Middlebury Edge, LLC/1625 Straits Turnpike - Site Plan Application & for a Special Exception for a commercial building in excess of 14,000 square ft. pursuant to Sections 31, 51 & 52 of the Regulations (Application #2022-4-1)
16. Matthew Holloway & Garrett Moore/43-45 Sandy Beach Road – Residential Site Plan Review Tyler's Cove Condominium (Application #2022-4-2)

Other Business

17. Gondal Corp./1000 Southford Road – Informal discussion regarding a proposed development
18. Any other business added to the agenda by a 2/3 vote of the Commission
19. Enforcement Report
20. Adjournment