TOWN OF MIDDLEBURY
Planning & Zoning Commission
1212 Whittemore Road
Middlebury, CT 06762
203-577-4162 Ext. 2

REGULAR MEETING
AGENDA
Thursday, January 4, 2024
7:00 P.M.
Shepardson Community Center – Auditorium
1172 Whittemore Road
Middlebury, CT 06762

Zoom Link (View only)
https://us02web.zoom.us/j/81544874574?pwd=SWNqbGlkT0xLZXg0bkJMOXhN2JHU3UT09

Call to Order

Roll Call & Designation of Alternates

Public Hearings

1. Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z) (Continued)
2. Parkland Estates Homeowners Association, Inc./Park Road – Application for a subdivision modification (Application #23-66Z) (Continued)
3. 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) (Continued)
4. 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) (Continued)

Minute Approval

5. Discussion of the Minutes of the Regular Meeting held on December 7, 2023.

Old Business

6. 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)
7. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road
   Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z)
8. 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)
9. Lawrence Janesky/Artillery Road – Application for a subdivision modification
   (Application #23-65Z)
10. Parkland Estates Homeowners Association, Inc./Park Road – Application for a
    subdivision modification (Application #23-66Z)
11. 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)
12. 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. Craig Laaman/Wiggles Pet Resort/1082 Southford Rd. – Application for Site Plan
    Approval for 13,120 square foot commercial building for canine services (Application
    #23-89Z)

New Business

14. Ara & Wanda Horenian/35 Porter Hill Road – Application for Accessory Apartment
    (Application #23-62Z)
15. Andy Robinson/13West Lake Road #D15 – Demolition and Rebuild. Site Plan Review
    (Application #23-108Z)

Other Business

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

Terry Smith, Chairman
Planning & Zoning Commission
January 2, 2024