



TOWN OF MIDDLEBURY

Economic Development Commission

**Special Meeting Minutes, Monday June 14, 6:30 p.m.
Town Hall Conference Room**

Present: Chairman Terrence McAuliffe
Commissioner David Cappelletti
Commissioner Frank Mirovsky
Commissioner Mark Petrucci

Also Present: Scott Meyers
Peter Amaro
Atty Michael McVerry
Russell Antonacci

Excused Commissioner Armando Paolino

Absent: Commissioner Ted Mannello
Commissioner Anthony Minchella

CALL TO ORDER

The meeting was called to order at about 6:33 pm.
Pledge of allegiance was said by all.

Approval of minutes of April 27, 2021 meeting.

Frank Mirovsky MOTIONED to approve the minutes, SECOND by Mark Petrucci and unanimously voted.

ARCHITECTURE REVIEW – 1582 Straits Turnpike

In a continuation of the April 27 meeting, commissioners reviewed a rendering and site plans for a building to be constructed at 1582 Straits Turnpike for Amara Associates. The proposed new building will replace an existing house at the same address. That existing house will be removed and the property excavated and regraded for the two-story professional building.

Owner and licensed architect Peter Amara reviewed the rendering and plans with commissioners along with comments from Professional Engineer Scott Meyers. He said the building would be set three-feet higher than Straits Turnpike and would not need a stone wall, but just a grade. He said he would occupy some of the second for his business and lease out the remainder. Using the rendering, he said the first floor would be brick or stone in a neutral tone, and the top half shake or vinyl siding. He said the lines would be clean and the windows store-front in nature. The roof would be black or charcoal asphalt. The look would be colonial-

esque, but more modern. Arborvitaes and a retaining wall would define the north property line. Chairman McAuliffe commented the color and design would harmonize with Subaru to the north. Amara said he knew the owner of the animal hospital to the south and was planning to collaborate with him on appearance.

At the conclusion of the review process, a MOTION was made by Frank Mirovsky, SECOND by Mark Petrucci and unanimously voted to recommend the proposed building design and site plan.

ARCHITECTURE REVIEW – 896 Middlebury Road

Commissioners reviewed a rendering and site plans for conversion of the old post office building into property management and real estate office space For Russell Antonacci. Attorney Michael McVerry told commissioners that zoning regulations were changed in 2020 to allow a “Residential Transition” zone for certain commercial uses. He said the loading dock would be removed in the back, a garage added, and an additional 3,600-square-foot second story added to the existing 3,600-square-feet. He described a planting buffer of arborvitaes to shield the back yard. The front curb cut would be kept and the back cut removed. The grade will not be changed, and trees removed. Antonacci said he would attempt to utilize the existing structure, if possible, and would use asphalt roof shingles. He said the resulting building would resemble the old post office. The entrance to the building would be at the side by the parking lot, not at the corner where it is currently located.

At the conclusion of the review process, a MOTION was made by Frank Mirovsky, SECOND by Mark Petrucci and unanimously voted to recommend the proposed building design and site plan.

ADJOURNMENT

Mark Petrucci MOTIONED to adjourn, SECOND by David Cappelletti and unanimously voted at about 6:58 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Commission Members
attached: Renderings

Amara Associates – 1582 Straits Turnpike



Antonacci – 896 Middlebury Road

