



# TOWN OF MIDDLEBURY

## Economic Development Commission

**Regular Meeting Minutes, Tuesday December 28, 6:30 p.m.  
Shepardson Community Center, Room 4**

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

**Also Present:** Rob Mirchaud  
Marc Mirchaud

**Excused:** Commissioner Armando Paolino

### **CALL TO ORDER**

The meeting was called to order at about 6:30 pm.

### **Approval of minutes of November 23, 2021 meeting.**

Mark Petrucci MOTIONED to approve the minutes, SECOND by Anthony Minchella and unanimously voted.

### **Architecture Review – Granite Woods**

Rob and Marc Michaud described the 24-unit age restricted single family houses as part of an approved Senior Residential District adjoining an existing senior residential condominium project on Nutmeg Road. The project consists of 2 phases and each phase is served by a private road ending in a cul-de-sac. The project is divided into two parcels. Parcel "A" is accessed from a new private roadway off of Nutmeg Road, while Parcel "B"'s private roadway enters the site from Stevens Road. The two parcels will be connected by a gravel pedestrian walkway that also provides access to the proposed recreation and picnic area, centrally located within the development. There is a gazebo and gathering place for use by both parcels. The site is served by public water and sanitary sewer, with a common propane gas service. The site is walkable to the Greenway.

The proposed houses are 2- and 3-bedroom standalone units that are 1 ½ stories in height of 1,600 to 2,300-sq-ft, 9-foot ceilings, with 2-car garages, full basements with a New England Cape style architecture with a choice of earth toned or

white vinyl materials. The designs are accessible to allow residents to age in place. The Michaud brothers showed renderings with several different viewpoints of the buildings and the overall neighborhood. They said an effort was made to create an architectural design in harmony with the surrounding neighborhood and the overall feel of the Town of Middlebury. Each residence has its own driveway and garage parking with visitor parking throughout the site. The driveways are asphalt rather than concrete as pictured. Construction will start in the spring. The price will be about \$400K and there are no affordable units.

After discussion, the commissioners agreed that the proposed project was harmonious with other homes in the area and a good fit. Anthony Minchella MOTIONED to approve the project, SECOND by Mark Petrucci and unanimously voted.

### **ADJOURNMENT**

Anthony Minchella MOTIONED to adjourn, SECOND by Frank Mirovsky and unanimously voted at about 6:49 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Commission Members