



## **TOWN OF MIDDLEBURY**

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

### **September 6, 2018 REGULAR MEETING MINUTES**

#### **REGULAR MEMBERS PRESENT**

Terry Smith, Chairman  
William Stowell, Vice Chairman  
Matthew Robison  
Joseph Drauss  
Erika Carrington

#### **REGULAR MEMBERS ABSENT**

#### **ALTERNATE MEMBERS PRESENT**

Jeffrey Grosberg

#### **ALTERNATE MEMBERS ABSENT**

#### **ALSO PRESENT**

John Calabrese, P.E.  
Curtis Bosco, Z.E.O.

#### **CALL TO ORDER**

Chairman Smith called the Regular Meeting to order at 6:58 p.m.

#### **ROLL CALL AND DESIGNATION OF ALTERNATES**

Chairman Smith announced Regular Members Smith, Stowell, Robison, Carrington & Drauss and Alternate Member Grosberg as present.

## **PUBLIC HEARINGS**

None

## **MINUTE APPROVAL**

### **1. Discussion of the Minutes of the Regular Meeting held on July 5, 2018**

**Motion:** to approve the Minutes of the July 5, 2018 Regular Meeting as submitted. Made by Matthew Robison, seconded by Erika Carrington. William Stowell & Joseph Drauss abstained from voting as they were not present at the meeting. Unanimous Approval.

### **2. Discussion of the Minutes of the Special Meeting held on August 2, 2018**

**Motion:** to approve the Minutes of the August 2, 2018 Special Meeting as submitted. Made by Joseph Drauss, seconded by Matthew Robison. Unanimous Approval.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **3. Sally Ciarlo/396 Watertown Road – Application for a Special Exception for an accessory apartment (Application 2018-8-1)**

Chairman Smith informed Ms. Ciarlo that the Commission would accept the application and schedule a Public Hearing for next month and questioned if she was aware of the conditions in the Regulations.

Sally Ciarlo stated that she was aware of some of them.

Chairman Smith requested the Curtis Bosco, ZEO be sure that Ms. Ciarlo receives a copy of them.

Curtis Bosco, ZEO indicated that he did discuss them with the applicant.

Chairman Smith reviewed the required conditions referenced in Section 21.2.1 of the Regulations. He also requested that since Donald DiFronzo is listed as the applicant on the application, a letter must be submitted stating that Mr. DiFronzo has the authority to act on behalf of Ms. Ciarlo.

**Motion:** to set a Public Hearing for October 4, 2018. Made by Erika Carrington, seconded by William Stowell. Unanimous Approval.

### **OTHER BUSINESS**

#### **4. Any other business added to the agenda by a 2/3 vote of the Commission**

None

#### **5. Enforcement Report**

Chairman Smith asked Curtis Bosco, Z.E.O. if he knew what was happening with Robert Laflamme's property on Straits Turnpike.

Curtis Bosco, Z.E.O. indicated that based on recent correspondence, they are ready to proceed.

Chairman Smith stated that if it goes another month, he wants Mr. Bosco to call him to find out what's going on. He went on to ask if Mr. Bosco wrote the letter about the donation boxes.

Curtis Bosco, Z.E.O. replied that he has the letter, spoke to the three (3) different principles and informed them that they have no right to have the donation boxes in place.

Chairman Smith instructed him to send the letters and that he should be cc'd. He also asked that the issues at the Sunoco station be addressed.

#### **6. Adjournment**

**Motion:** to adjourn the meeting at 7:09 p.m. Made by Erika Carrington, seconded by Matthew Robison. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

Original to Edith Salisbury, Town Clerk

cc: P&Z Commission Members  
Paul Bowler, Chairman, Conservation Commission  
Ollie LeDuc, Building Official  
Curtis Bosco, Z.E.O.  
Ken Long, Chairman, Z.B.A.  
Attorney Dana D'Angelo  
Larry S. Hutvagner, CFO  
Rob Rubbo, Director of Health