



TOWN OF MIDDLEBURY

*Planning & Zoning Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
(203) 577-4162 ph
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June 6, 2019 REGULAR MEETING MINUTES

REGULAR MEMBERS PRESENT

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

REGULAR MEMBERS ABSENT

Erika Carrington

ALTERNATE MEMBERS PRESENT

ALTERNATE MEMBERS ABSENT

Jeffrey Grosberg

ALSO PRESENT

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

CALL TO ORDER

Chairman Smith called the Regular Meeting to order at 6:59 p.m.

ROLL CALL AND DESIGNATION OF ALTERNATES

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

PUBLIC HEARINGS

None

MINUTE APPROVAL

1. Discussion of the Minutes of the Regular Meeting held on May 2, 2019

Motion: to approve the Minutes of the May 2, 2019 Regular Meeting as submitted. Made by William Stowell, seconded by Matthew Robison. Joseph Drauss abstained from voting as he was not present at said meeting. Unanimous Approval.

OLD BUSINESS

None

NEW BUSINESS

2. Theodore & Claire Tsetsos/32 Lubec Rd. – Application for Special Exception for an accessory apartment (Application #2019-5-1)

Chairman Smith confirmed with Theodore Tsetsos that he has viewed the Regulations. He asked him to be prepared to explain how his application meets the Regulations as he does have some concerns as it looks like a two (2) family house rather than an accessory apartment.

Theodore Tsetsos stated that he will give his best explanation.

Chairman Smith specified that he should wait until the public hearing.

Motion: to schedule a Public Hearing for July 11, 2019. Made by Matthew Robison, seconded by Joseph Drauss. Unanimous Approval.

Chairman Smith agreed that bringing his engineer might be a good idea.

OTHER BUSINESS

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

None

4. Westover School-Informal discussion concerning Site Improvements

Jeff Galusha, Director of Facilities at Westover School, Inc. reviewed the proposed site plan modifications with the Commission that include the following:

1. Relocation of trash compactor from the heart of campus to another location, with a concrete pad, that is currently not used for anything else
2. Take ½ of the space of the old abandoned tennis courts and utilize for gardens for the students and utilize the other ½ for overflow parking
3. Extend the culvert over the stream behind the gym building by approximately five (5) feet to make it more secure, protect the stream and allow for better passage for the trucks. He anticipates that a dumpster will be brought in and out for servicing once a month.

He went on to add that they did receive approval from the Conservation Commission. In the future, they may put a structure (garden shed) along the back side of the old tennis courts. It was suggested by the building inspector that they go with a few smaller ones to start with, perhaps 8' X 10' premade sheds, although Mr. Galusha was lobbying for a larger building that could be utilized to store athletic equipment. The posts of the old tennis nets will be cut out, patched and seal-coated. The parking plan will only be utilized for select weekends throughout the year such as graduation, reunion weekend and if there is a large festival on campus. He anticipates being able to create 36 parking spaces. The only new driveway that will be created will be from the old driveway up to the tennis courts and will consist of process. Paving is not being proposed at the present time but may be in the future. They would also like to put lights up in the parking lot should the funds become available.

Chairman Smith suggested he get approval for the bigger building. That way, they could put in the smaller structures for the time being but they would already have approval for the bigger one should the opportunity arise.

5. Enforcement Report

Curtis Bosco, Z.E.O. reviewed his Enforcement Report with the Commission. This included being joined by Jad Harb to explain his lot line revision on Washington Drive. Mr. Bosco stated that the McDonald family of the Lake Quassapaug Outing Club is looking to put in two (2) pickle ball courts. He confirmed that they are in an R40 Zone

and that they meet the setback regulations but was looking for direction from the Commission.

Chairman Smith voiced his concerns and requested that they come in and convince the commission how this proposal is not an expansion of a nonconforming use. He understands that they are in a residential zone with a commercial business that is grandfathered in, but until they can explain how it is not an expansion of a nonconforming use, a zoning permit is not to be issued.

Chairman Smith requested that Mr. Bosco discuss particular issues with the Town Attorney and enforce the Regulations to those that are not abiding by them.

6. Adjournment

Motion: to adjourn the meeting at 7:46 p.m. Made by Joseph Drauss, 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, C.F.O
Rob Rubbo, Director of Health