



TOWN OF MIDDLEBURY

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

August 1, 2019 REGULAR MEETING MINUTES

REGULAR MEMBERS PRESENT

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

REGULAR MEMBERS ABSENT

Joseph Drauss

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 6:57 p.m.

ROLL CALL AND DESIGNATION OF ALTERNATES

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

PUBLIC HEARINGS

1. Straits Crossing, LLC/Corner of Park Rd. & Straits Turnpike – Application for Zoning Map Amendment LI-80 to CA-40 (Application #2019-7-2)

Chairman Smith read the legal notice published in Voices on 7-17-19 & 7-24-19 for the record.

Attorney James Strub of Secor, Cassidy & McPartland, P. C. in Waterbury, CT spoke on behalf of the applicant. For the record, he submitted a copy of the notice that was sent to all abutting property owners within 500 feet of the subject property as well as a copy of the certificate of mailings. The zone line bisects the property and creates a smaller portion zoned CA-40 and then a larger piece which is zoned LI-80. Based on the development of the four corners, the applicant feels it is only logical to switch the entire property to CA-40. The buildable area happens to be the dry area that would be bisected by the zone line. Relative to the wetlands, stonewalls and otherwise, they met with Dr. Peterson on behalf of the Middlebury Land Trust and will continue to work together in the hopes of accommodating all and to leave the boundary stonewalls in place.

Chairman Smith stated that they must continue the Public Hearing to allow for the 35 day requirement.

Motion: to continue the Public Hearing on September 5, 2019. Made by William Stowell, seconded by Matthew Robison. Unanimous Approval.

MINUTE APPROVAL

2. Discussion of the Minutes of the Regular Meeting held on July 11, 2019

Motion: to approve the Minutes of the July 11, 2019 Regular Meeting as submitted. Made by William Stowell, seconded by Erika Carrington. Unanimous Approval.

OLD BUSINESS

3. Straits Crossing, LLC/Corner of Park Rd. & Straits Turnpike – Application for Zoning Map Amendment LI-80 to CA-40 (Application #2019-7-2)

Discussion was tabled.

NEW BUSINESS

None

OTHER BUSINESS

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

None

5. Enforcement Report

Curtis Bosco, Z.E.O. announced that he has received inquiries about an LI-200 zone.

Chairman Smith stated that one does not exist in the Zoning Regulations. He is hopeful that a draft of the new Zoning Regulations will be submitted in the near future and confirmed that more than one Public Hearing may be required.

6. Adjournment

Motion: to adjourn the meeting at 7:12 p.m. Made by William Stowell, 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