



Town of Middlebury

Planning and Zoning Department

1212 Whittemore Road, Middlebury, CT 06762

203-577-4162 x2

cbosco@middlebury-ct.org

Zoning Permit Application

08/29/2023

23-60Z

Property Type: Commercial

Property

Location of Subject Property: 764 SOUTHFORD RD

Assessor's Tax Map/Block/Lot Number: 7-04 0 007~2128

Lot Size: 77.038+- AC Zoning District: LI-200

Check all that apply: Wetlands Floodplain (FEMA) Aquifer

Related planning permits: Special Permit Application, Section 64 - Excavation and Grading

The subject property is served by: Private Well* Public Water

Private Septic* Public Sewer

***Requires approval from Torrington Area Health District prior to Zoning Permit Application review.**

Applicant

Name of Applicant (primary contact): Edward G. Fitzpatrick

Company: Fitzpatrick/Santos/Sousa/Perugini P.C.

Address: 203 Church St Naugatuck CT 06770

Daytime Phone/Cell: 203-729-4555

Email Address: fitz@fssplaw.com

Owner

Name of Owner (if different from Applicant): Southford Park, LLC

Address: 205 Newbury Street, Framingham, MA 01701

Daytime Phone/Cell: 203-729-4555

Email Address: fitz@fssplaw.com

Proposal

Application for: New Primary Structure Addition Barn Deck

Detached Garage Ground Mounted Solar Pool Shed Sign

Change of Use Special Exception ZBA Other: _____

Briefly describe the proposal (**provide dimensions and location**):

LENGTH: _____ WIDTH: _____ HEIGHT: _____ SQUARE FOOTAGE: _____

N/A

Zoning Permit Application

Page 2

Documentation

A stamped and signed Site Plan prepared by a CT Licensed Surveyor or Professional Engineer of an A-2 standard is required for most Zoning Permit Applications. For minor structures such as Decks, Sheds or small Additions one may not be required. Attach a copy of a map, drawn to scale, of the subject parcel, indicating the size of the property and the location, dimensions, and square footage of all existing and proposed structures and related site work. A map can be obtained from the municipal online GIS system. It can be accessed at: <https://middlebury.mapxpress.net/>

The final determination concerning documentation is at the discretion of the Zoning Enforcement Officer or the Planning & Zoning Commission.

Signatures

By signing below, I hereby attest that I understand the application requirements, and that the information I have provided on this form is complete and accurate. I understand that this is not a Zoning Permit and that upon approval by the Zoning Official, a Zoning Permit may be issued. I further understand that approval from other municipal departments and regional entities may be required, which may increase the review time.

Applicants For Single Family Homes:

I understand that prior to issuing a Certificate of Zoning Compliance, a *minimum* of 5 business days is required in order to review plans, conduct inspections, and request any modifications or bonds. I also understand that all plans shall meet the minimum standards outlined in the *Zoning Permit & Final As-Built Plan Specifications* document.

Applicant's signature: Edward G. Fitzpatrick Date: 08/29/2023

Owner's signature: Southford Park, LLC Date: 08/28/2023

(REQUIRED if different from Applicant)

OFFICIAL USE ONLY		Conditions/Stipulations
FEE \$3,220 PAID		RECEIVED AUG 29 2023 Middlebury Land Use Office Middlebury, CT 06762
Fee: \$320.00		
Additional Charges: \$2,900.00		
Application #: 23-60Z		
BONDS		
Bond required? Yes No		
Bonds paid: Erosion & Sedimentation Control		
Driveway Apron Landscaping Other		
Total Bond Amount: \$0.00		

[Handwritten signatures and stamps: "AUG 29 2023", "MIDDLEBURY TAX COLLECTOR", "BOND PAID"]



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203-577-4162 x2

08/29/2023

Draft

SPECIAL PERMIT APPLICATION

[X] New Special Permit Application; ___ Amendment to Approved Special Permit

Applicant Information:
Name: Edward G. Fitzpatrick
Address: 203 Church St Naugatuck CT 06770
Daytime Phone: 203-739-4656
Email:
Legal Interest: Attorney

Owner Information:
Name: Southford Park, LLC
Address: 205 Newbury Street, Framingham, MA 01701
Daytime Phone: 203-739-4656
Email: Southfordpark@outlook.com

Subject Parcel:
Address: 764 SOUTHFORD RD
Size: 77.038+- AC Zone: LI-200 Assessor's Map and Lot #: 7-04 007~2128
Is the subject parcel within 500 ft. of the Town boundary? ___ yes [X] no

Requested Use:
Application is made under Section 64 of the municipal zoning regulations, requesting approval of the following use:
SECTION 64 - EXCAVATION AND GRADING Site grading associated with the construction of two buildings for warehouse uses. The site plan associated with the building construction requires 262,500 CY of excavation, and 271,000 CY of fill, for a net of import of 8,500 CY of material.

Relationship of Proposed Special Use to the Plan of Development:
The grading as proposed will facilitate the development of uses on the property in accordance with the permitted uses in the LI-200 zone. The Middlebury Plan of Conservation and Development notes the lack of development within the LI-200 zone in Middlebury and in surrounding communities, and encourages the development of LI-200 zoned property in accordance with the objectives and goals of the Plan of Conservation and Development.

Benefits of Proposed Special Use to the Town:

The proposed site grading is necessary provide for increased activity within the Industrial Zone, with significant benefits to the Town grand list.

Parties of Interest:

Attorney Name: SLR International Corp. (c/o Ryan McEvoy, P.E.)

Address: 99 Realty Drive, Cheshire, CT 06410

Daytime Phone/Cell: 203-271-1773

Email: rmcevoy@slrconsulting.com

Engineer/ Architect Name: Southford Park, LLC

Address: 205 Newbury Street, Framingham, MA 01701

Daytime Phone/Cell: 508-665-6335

Email: _____

Developer/ Builder Name: _____

Address: _____

Daytime Phone/Cell: _____

Email: _____

Other: _____ Role: _____

Address: _____ -10.00 0.00

Daytime Phone/Cell: _____ + \$10.00 (Processing)

Email: _____

Fees: Southford Park, LLC 08/28/2023

\$60.00 (State Fee) + Town Fee* \$ _____ = \$ **\$1,000 PAID**

* Town fee is established by Edward J. Fitzpatrick 08/20/2023

Signatures:

Signature of Owner(s) _____ Date: _____

Signature of Applicant(s) _____ Date: _____