



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

23-59Z

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: Site Plan Application

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: SITE PLAN APPLICATION

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.

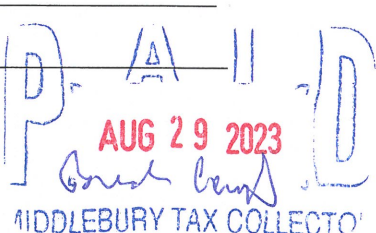
Applicant's signature: Edward G. Fitzpatrick

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 #:	23-59Z	
BONDS	 MIDDLEBURY TAX COLLECTOR	
Bond required?	Yes No	
Bonds paid:	Erosion & Sedimentation Control	
Driveway Apron	Landscaping	Other
Total Bond Amount:	\$0.00	



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203-577-4162 x2



08/29/2023

Draft

SITE PLAN APPLICATION

New Site Plan Application Amendment to Approved Site Plan

Property Type: Commercial

Applicant Information

Name: Edward G. Fitzpatrick

Address: 203 Church St Naugatuck CT 06770

Daytime Phone/Cell: 203-729-4555

Email: _____

Legal Interest: Attorney

Owner Information

Name: Southford Park, LLC

Address: 205 Newbury Street, Framingham, MA 01701

Daytime Phone/Cell: (508) 665-6335

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 no

Requested Use

Application is made under Section 42.15 of the municipal zoning regulations, requesting approval of the following use:

The site plan application is a request for approval for two buildings, one 130,000 SF in size and one 539,500 SF for permitted uses as set forth in Section 42 - Light Industrial - 200 District Zone as provided for in the Middlebury Zoning Regulations, along with associated parking, access, grading, stormwater management and landscaping.

Parties of Interest

Attorney Name: Edward G. Fitzpatrick

Address: 203 Church Street, Naugatuck, CT 06770

Daytime Phone/Cell: 203-729-4555

Email: fitz@fssplaw.com

Engineer/ Architect 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

Developer/ Builder Name: Southford Park, LLC

Address: 205 Newbury Street, Framingham, MA 01701

Daytime Phone/Cell: 508-665-6335

Email: swyman@atlanticmanagement.com

Other: _____ Role: _____

Address: _____

Daytime Phone/Cell: _____

Email: _____

Fees

\$ 500.00 (Town Fee) + \$ 0.00 (State Fee) + \$10 (Processing) **\$54,070 PAID**

Signatures

Signature of Owner(s) Southford Park, LLC Date: 08/28/2023

Signature of Applicant(s) Edward G. Fitzpatrick Date: 08/28/2023