



# **TOWN OF MIDDLEBURY**

*Conservation Commission  
1212 Whittemore Road  
Middlebury, Connecticut 06762  
(203) 577-4162 ph*

## **PUBLIC HEARING CONTINUANCE AND SPECIAL MEETING MINUTES April 4, 2023**

### **Members Present:**

Mary Barton, Vice Chairwoman  
Joseph Martino  
Curt Bosco  
Peggy Gibbons

### **Members Absent:**

Paul Bowler, Chairman  
Brian Strobby  
George Tzepos

### **Also Present:**

Deborah Seavey, W.E.O.  
John Calabrese, P.E.

### **CALL TO ORDER**

The Meeting was called to order at 7:02 p.m. by Vice Chairman Barton with the Pledge of Allegiance.

### **AGENDA**

Motion: to act on item #1 under old business prior to the public hearing. Made by Mr. Bosco and seconded by Mr. Martino. Unanimous approval.

**PERMIT MODIFICATION #461-A 1582 STRAITS TURNPIKE**- Peter Amara, applicant was present. This modification is to reduce the building footprint along with the parking facilities by approximately half from what was originally approved. Mr. Amara stated that this building will be utilized for his own business.

Motion: to approve permit modification per the draft resolution. Made by Mr. Bosco and seconded by Mr. Martino. Unanimous approval.

**APPLICATION #490 555 CHRITIAN RD/764 SOUTHFORD RD**- Vice Chairwoman Barton asked the audience to please keep their cell phones off for the hearing. Attorney James Strub of Secor Cassidy and McPartland spoke regarding the history of this application. This application was received in November with no public interest; there was no December meeting. In January there was a large presence and an intervention was received. Attorney Strub reviewed the CT General Statute as it pertains to time frames that the commission must adhere to. Once a public

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hearing is opened, the hearing shall be held for 35 days and once closed, the commission has 35 days to act on the application. On this application, the public hearing must be closed on May 2, 2023. Attorney Strub indicated that all previous information that was presented prior to the public hearing, the applicant has requested that the information be made part of the hearing record. This hearing tonight will be continued so the applicant may respond to any comments. Tonight's hearing will have a three-minute time period for the public so all will have a time to speak. Attorney Strub stated that when the hearing is closed, no new information will be allowed to be submitted into the record. The only information that will be allowed are answers to technical questions with town staff. Attorney Strub submitted a list of documents that have been received from the public and indicated that it is a part of the record and will be updated regularly. Attorney Strub stated that this is an inland wetlands application and the commission is acting on criteria within the Connecticut General Statutes as an Inland Wetlands Agency.

The following members of the public spoke in opposition of the applications (some submitted their written statements):

- Haley Callahan – 77 Christian Road
- William Callahan – 5 Weymouth Way
- Michael McDonald – 209 Munson Road
- Shawna Lee Kwashnak – 59 Bioski Road
- Scott Peterson – 317 Tranquility Road
- Angela Flynn – 523 Old Woodbury Road, Southbury
- Susan Striker – 189 Ridgewood Drive
- Linda ? – 110 Ridgewood Drive
- Maria Jose Pastor – 13 Winding Trail
- Chuck Couter – 17 Brookside Drive
- Dan Melick – Middlebury resident
- Sally Romano – 1 Brookside Drive
- Charlotte Shocki – 290 Christian Road
- Glen Mazzamro – 6 Devon Court
- Amy Healy – 110 Judd Hill Road
- Joseph Siegal – 30 Ridgewood Drive
- Melanie Peters – 173 Ridgewood Drive
- Diana Anton – 27 Kelly 184 Road
- Gene Fappiano – 184 Ridgewood Drive
- Alice Demartino – 60 Ridgewood Drive
- Kathleen Collette – 66 Judd Hill Road
- Raymond Shocki – 290 Christian Road
- Christine Filippelli – 73 Joseph Avenue
- Lynn Rose – 400 Long Meadow Drive
- Dana Shepard & Bill Giuditta – 302 Hemlock Road
- Joanne Mirchin – 22 Ridgewood Drive
- Rejane Gagliardi Costa Crisanti – 187 Ridgewood Drive
- Thiago Crisanti – 187 Ridgewood Drive

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- Michael Giordano – 4 Devon Court
- Michael Yantorno – 7 Hampshire Court
- Jennie Hoffman – 191 Ridgewood Drive
- Rich & Courtney Campbell – 2 Independence Circle
- John McDonald – Judd Hill Road
- Brandon Dufour – 771 South Street
- Timothy Mahr – 68 Abbott Farms Road
- Page Tullo – 64 Cross Road
- Mr. Collette – 66 Judd Hill Road
- Mr. Santos – 195 Joy Road
- Gary Kline – Avalon Farms
- Andrew Kwashnak – 59 Bioski Road
- Clifford Esmiol – 31 Independence Circle
- Chris Martin – 4 Nantucket Way
- Brian Horgan – 146 Ridgewood Drive
- Bob Nerney – 414 Long Meadow Road
- Dan Andresw – Avalon Farms
- Jeff Colasante – 151 Ridgewood Drive
- Larry Janesky – 725 Breakneck Hill Road
- Marco Campbell - 19 Abbott Farms
- Lee Buckins – 426 Tranquility Road
- Molly Miller – 60 Christian Road

Motion: to recess the hearing and continue it on April 11, 2023 at 7:00 pm. Made by Mr. Bosco and seconded by Mr. Martino. Unanimous Approval.

**ADJOURNMENT**

Motion: to adjourn the meeting at 9:46 pm. Made by Mr. Bosco and seconded by Mr. Martino. Unanimous Approval.

Filed Subject to Approval,  
Respectfully Submitted,

Deborah Seavey, Acting Recording Clerk

Original to Brigitte Bessette, Town Clerk

cc: Conservation Commission  
Mark Lubas, Building Official  
John Calabrese, PE  
Terry Smith, P&Z Chairman  
Curtis Bosco, ZEO  
Attorney Robert Smith, WPCA