



TOWN OF MIDDLEBURY

Planning & Zoning Commission

1212 Whittemore Road

Middlebury, CT 06762

203-577-4162 Ext. 2

REGULAR MEETING

AGENDA

Thursday, January 4, 2024

7:00 P.M.

Shepardson Community Center – Auditorium

1172 Whittemore Road

Middlebury, CT 06762

Zoom Link (View only)

<https://us02web.zoom.us/j/81544874574?pwd=SWNqbGlkT0xLZXg0bkJMOXhNZHU3UT09>

Call to Order

Roll Call & Designation of Alternates

Public Hearings

1. Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z) (Continued)
2. Parkland Estates Homeowners Association, Inc./Park Road – Application for a subdivision modification (Application #23-66Z) (Continued)
3. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Application for a Zone Text Change to add Section 28 Planned Rental Housing Development Overlay District to the Regulations (Application #23-67Z) (Continued)
4. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Zone Map Change Application to change from the current LI-80/R-4/PRD to Section 28 Planned Rental Housing Development Overlay District (Application #23-68Z) (Continued)

Minute Approval

5. Discussion of the Minutes of the Regular Meeting held on December 7, 2023.

Old Business

6. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a Text Change regarding Height in LI-200 Zone pursuant to Sec. 42.2 of the Regulations (Application #23-58Z)

7. Attorney Edward G. Fitzpatrick for Southford Park, LLC/764 Southford Road Middlebury, CT 06762 – Application for Site Plan Approval (Application #23-59Z)
8. Attorney Edward G. Fitzpatrick for Southford park, LLC/764 Southford Road, Middlebury, CT 06762 – Application for a special Exception for an Excavation and Grading Permit pursuant to Sec. 64 of the Regulations (Application #23-60Z)
9. Lawrence Janesky/Artillery Road – Application for a subdivision modification (Application #23-65Z)
10. Parkland Estates Homeowners Association, Inc./Park Road – Application for a subdivision modification (Application #23-66Z)
11. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Application for a Zone Text Change to add Section 28 Planned Rental Housing Development Overlay District to the Regulations (Application #23-67Z)
12. Kyle P. Richards for Metro Realty Management Corp./124 Kelly Road – Zone Map Change Application to change from the current LI-80/R-4/PRD to Section 28 Planned rental Housing Development Overlay District (Application #23-68Z)
13. Craig Laaman/Wiggles Pet Resort/1082 Southford Rd. – Application for Site Plan Approval for 13,120 square foot commercial building for canine services (Application #23-89Z)

New Business

14. Ara & Wanda Horenian/35 Porter Hill Road – Application for Accessory Apartment (Application #23-62Z)
15. Andy Robinson/13West Lake Road #D15 – Demolition and Rebuild. Site Plan Review (Application #23-108Z)

Other Business

16. Gregory Barnes – Informal discussion regarding activities in vineyards
17. Any other business added to the agenda by a 2/3 vote of the Commission
18. Enforcement Report
19. Adjournment

Terry Smith, Chairman
Planning & Zoning Commission
January 2, 2024