



## TOWN OF MIDDLEBURY

Planning & Zoning Commission

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April 4, 2024 at 1:25pm  
TOWN CLERK'S OFFICE  
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*M. M. L. Pandz*  
TOWN CLERK

### REGULAR MEETING AGENDA

Thursday, April 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/85696775327?pwd=UU9UV2Rub1VaL2o4OU1wc3NFSUI0UT09>

### Call to Order

### Roll Call & Designation of Alternates

### Public Hearings

None

### Minute Approval

1. Discussion of the Minutes of the Regular Meeting held on March 7, 2024

### Old Business

2. Jason Scozzafava/Embrace Animal Hospital/1556 Straits Tpke – Application for Site Plan Modification for building addition. (Application #24-22Z)

### New Business

3. Mark Riefenhauser/Benson Woods Associates, LLC – Site Plan Modification Benson Woods, Phase 3, North Benson Road. (Application #24-30Z)
4. Middlebury Land Trust c/o Civil 1, Inc- Special Exception and Site Plan for a Dog Park and associated parking, 69 Nichols Road. (Application #24-33Z )
5. Meadow Realty, LLC/1000 Southford Road – Text Amendment Sec. 67.1 Garages and Services Stations regarding distance requirements. (Application #24-34Z)

- 6. Attorney Edward G. Fitzpatrick for Southford Park, LLC, 764 Southford Road, Application for Site Plan Modification reducing buildings, parking, and impervious coverage. (Application #24-35Z)
- 7. Eric Anderson/Lake Quassapaug Amusement Park, Inc., 2132 Middlebury Road - Site Plan Modification to allow the replacement of existing ride. (Application #24-37Z)

**Other Business**

- 8. Gregory Barnes – Informal discussion regarding activities in vineyards
- 9. Sycamore Place Subdivision, Washington Drive – request for extension to file Mylar.
- 10. Trout Estates Subdivision, Nick Road – request for extension to file Mylar.
- 11. Enforcement Report.
- 12. Adjournment.

Terry Smith, Chairman  
Planning & Zoning Commission  
April 1, 2024