



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday February 24, 2015 6:30 p.m.  
Shepardson Community Center Room 7**

**Present:** Chairman Michael Kenausis  
Commissioner Mark Petrucci  
Commissioner Terrence McAuliffe  
Commissioner Armando Paolino  
Commissioner Ted Manello

**Also Present:** Jack Starr  
Michael McVerry

**Absent:** Commissioner Joseph Mengacci  
Commissioner Frank Mirovsky

The meeting was called to order at about 6:30 p.m. by Chairman Michael Kenausis. Pledge of Allegiance was said by all.

A MOTION to add approval of previous meeting minutes to the agenda was made by Terry McAuliffe, SECOND by Armando Paolino and unanimously voted.

Plans for demolition of the Shell Station on 520 Middlebury Road and construction of a larger combined gas station and convenience store on that property and also the adjacent lots formerly occupied by Vinnie's Pizza and Johnny's Dairy Bar were explained by Jack Starr, project manager for Wesson Energy, owner of all the properties, and attorney Michael McVerry, representing the company. Starr showed commissioners two renderings of the new station which he said was designed to follow the colonial themes of the historic Whittemore buildings around Lake Quassapaug and the former Center School, now home to the Middlebury Historical Society on the town green. He said the siding would be of red cedar appearance and the roof gray asphalt shingles, incorporating the eyebrow dormers of the Whittemore mansion and a cupola similar to the one on Shepardson Community Center.

McVerry said an August 2012 land swap with property owned by St. John of the Cross Church gave more room in the back to square off the lot and set back the new building. The plans show a 3,275-square-foot gas station and convenience store, with an expanded canopy and five double-sided gasoline pumps. The previous building was 1,600-square-feet with four gas pumps. A set-back variance

for the canopy was approved by the Zoning Board of Appeals in October which McVerry said was necessary due to unique 75-foot setback requirements on Routes 63 and 64, noting the new canopy would actually be further back from the road than the current canopy. Starr said construction would begin as soon as approvals were in place, and the old station would be razed when the new one was completed. He pointed out a drive-through window on the side of the store for non-food takeout, noting the need for Planning and Zoning (P&Z) approval for such a feature he said would be helpful for customers with children in the car wanting to purchase bread and milk. A public hearing for the project goes before P&Z March 5.

MOTION by Terry McAuliffe to approve the architecture, SECOND by Mark Petrucci and unanimously voted.

MOTION by Terry McAuliffe to approve the October 27th and December 23rd meeting minutes, SECOND of Armando Paolino and unanimously voted.

A fourth draft of the Development Guidebook, now 19 pages in length, was reviewed by members with plans to incorporate maps of the commercial districts and a comparison chart of Middlebury's Tax Incentive program versus the Oxford Airport Enterprise Zone, since many businesses could qualify under both plans. Members agreed to submit comments by Sunday March 1<sup>st</sup>.

MOTION to adjourn by Armando Paolino, SECOND by Ted Manello and unanimously voted.

Respectfully submitted,

Terrence McAuliffe  
Commissioner—Economic Development Commission  
cc. Town Clerk  
Members