



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
**[www.Oxford-CT.gov](http://www.Oxford-CT.gov)**

**Planning & Zoning Commission**

**Regular Meeting - MOTIONS**

**Tuesday, December 15, 2015**

**7:30 PM**

**Oxford Town Hall  
Main Meeting Room**

**CALL TO ORDER**

**Chairman Arnie Jensen** called the meeting to order at 7:35 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** John Kerwin, Pete Zbras, Harold Cosgrove, Bob Costigan, Glen Persson, Arnie Jensen, Jeff Luff, Pat Cocchiarella and Todd Romagna.

**Also Present:** Jessica Pennell, Administrative Secretary and Brian J. Miller, Town Planner.

**CHAIRMAN'S REPORT**

**SEATING OF ALTERNATES**

**AMENDMENTS TO THE AGENDA**

**AUDIENCE OF CITIZENS**

**CORRESPONDENCE**

- a. Bulletin from CCM  
*Re: Municipal Sign Ordinances (Forwarded to P&Z from the First Selectman)*
- b. Notice from the United States of America Federal Energy Regulatory Commission  
*Re: Supplemental Notice of Intent to Prepare an Environmental Assessment for and Requesting Comments on the Proposed Atlantic Bridge Project (Emailed to Commission Members)*

**OLD BUSINESS**

1. **Extension Request – Z-10-011 – Central Park Associates, LLC – 94 Christian Street & Larkey Road (8-30g Application) (Site Plan Modification)**

- a. Letter dated 7/17/2015 from Matthew Zaloumis.

**MOTION BY Commissioner Harold Cosgrove** to extend application Z-10-011 for 5 years as requested by the owner, Central Park Associates, LLC (Matt Zaloumis).

**Second by Commissioner Todd Romagna.**

**VOTE:** All (7) Ayes.

- b. Letter dated December 3, 2015 from Kevin Condon, Town Counsel.

2. **Z-14-003 (Glendale at Oxford) "Canterbury Estates"** – Review and approve "*Declaration of Canterbury Estates, Oxford, Connecticut*" – (Condition #39 of Final Approval states that the Commission must review and approve the Declaration)

- a. Declaration of Canterbury Estates (emailed to Commission members)

**MOTION BY Commissioner Harold Cosgrove** to postpone this item to the January 19, 2016 meeting.

**Second by Vice Chairman Jeff Luff.**

**VOTE:** All (7) Ayes.

### **NEW BUSINESS**

### **BOND RELEASES**

1. Central Park Associates – Bond Release Request

- a. Letter dated 2/23/2015 from Matthew Zaloumis.
- b. Letter dated 12/3/2015 from Kevin Condon, Town Counsel.

**MOTION BY Commissioner Harold Cosgrove** to postpone this item to the January 19, 2016 meeting and noted that any fees incurred by contracted services staff be paid before the bond is released.

**Second by Commission Secretary Pat Cocchiarella.**

**VOTE:** All (7) Ayes.

### **ZONING ENFORCEMENT**

1. Commission discussion with ZEO regarding various items, complaints and zoning violations.

- a. 14 North Larkey Road

**MOTION BY Commissioner Harold Cosgrove** to stay any further actions or fines until the owner provides proof of ownership of any horses on the property, said documentation shall be submitted to the Planning and Zoning Department/Commission for the meeting on January 5, 2016.

**Second by Vice Chairman Jeff Luff.**

**VOTE:** All (7) Ayes.

### **APPROVAL OF MINUTES**

1. October 6, 2015 Regular Meeting Minutes

**MOTION BY Commission Secretary Pat Cocchiarella** to approve the October 6, 2015 Regular Meeting minutes as presented.

**Second by Vice Chairman Jeff Luff.**

**VOTE:** All (7) Ayes.

2. November 9, 2015 Special Meeting Minutes
3. November 17, 2015 Organizational Meeting Minutes
4. November 17, 2015 Regular Meeting Minutes

**MOTION BY Commissioner Harold Cosgrove** to approve the 11/9/15, 11/17/15 Organization Meeting and the 11/17/15 Regular Meeting minutes as presented.

**VOTE:** All (7) Ayes.

## **INVOICES**

1. Statement dated 12/1/15 from Micci & Korolyshun, P.C. – Garden Homes Litigation

**MOTION BY Vice Chairman Jeff Luff** to forward the statement dated 12/1/15 from Micci & Korolyshun, P.C. to the Board of Selectmen for payment.

**Second by Commissioner Harold Cosgrove.**

**VOTE:** All (7) Ayes.

2. Turner Miller Group Invoices

- a. #5272 – Garden Homes

**MOTION BY Commission Secretary Pat Cocchiarella** to approve payment of Invoice # 5272.

**Second by Commissioner Harold Cosgrove.**

**VOTE:** All (7) Ayes.

- b. #5273 – Alliance Energy

**MOTION BY Commission Secretary Pat Cocchiarella** to approve payment of Invoice # 5272.

**Second by Commissioner Harold Cosgrove.**

**VOTE:** All (7) Ayes.

- c. #5275 – Miscellaneous

**MOTION BY Commission Secretary Pat Cocchiarella** to table payment of Invoice # 5272.

**Second by Commissioner Todd Romagna.**

**VOTE:** All (7) Ayes.

**MOTION BY Commission Secretary Pat Cocchiarella** to approve the transfer of funds within the Planning & Zoning budget line items.

**Second by Commissioner Harold Cosgrove.**

**VOTE:** All (7) Ayes.

## OTHER BUSINESS

1. Approve Transfer for Contracted Services – Court Stenographer

**MOTION BY Commission Secretary Pat Cocchiarella** to approve the transfer of funds within the Planning & Zoning budget line items.

**Second by Commissioner Harold Cosgrove.**

**VOTE:** All (7) Ayes.

2. Any other business the Commission deems necessary for discussion.

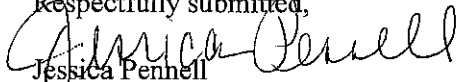
## ADJOURNMENT

**MOTION BY Commissioner Harold Cosgrove** to adjourn the meeting at 8:57 P.M.

**Second by Alternate Commissioner Pete Zbras.**

**VOTE:** All (7) Ayes.

Respectfully submitted,



Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

15 DEC 17 PM 4:37  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK