



TOWN OF OXFORD
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Planning & Zoning Commission

Special Meeting Minutes

Thursday, July 20, 2017

2:00 PM

Oxford Town Hall

Room B

CALL TO ORDER

Commissioner Tanya Carver called the meeting to order at 2:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Tanya Carver, Pat Cocchiarella, Pete Zbras and Mackenzie Macchio.

Also Present: Jessica Pennell, Administrative Secretary and Steven S. Macary, ZEO.

Not Present: Bob Costigan, Jeff Luff, Arnie Jensen, Todd Romagna, Harold Cosgrove and John Kerwin.

SEATING OF ALTERNATES

Commissioner Tanya Carver seated Alternate Commissioner Pete Zbras and Alternate Commissioner Mackenzie Macchio.

ITEM 1: Discussion with possible action on the following application:

Z-17-078 – [IND] – Pheasant Run Industrial Subdivision – Lot #5 Owner: 589 Investments, LLC – Applicant: Knapp Real Estate and Development
(Site Plan Application)

Commission Secretary Pat Cocchiarella read a letter dated 7/19/2017 from James H. Galligan, PZC Engineer.

MOTION BY Commission Secretary Pat Cocchiarella:

WHEREAS, The Oxford Planning and Zoning Commission have received Application Z-17-078 to establish a contractor's yard.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at a regularly scheduled meeting on July 18, 2017.

WHEREAS, The Oxford Planning and Zoning Commission considered the following maps and documents all drawn or prepared by Civil 1, within their deliberations:

- Site Plan Application
- Knapp Real Estate and Development Lot 5 Vicinity Map/Cover Sheet, last revised July 6, 2017.
- Sheet S-1.0 Existing Conditions Survey, last revised July 8, 2017.
- Sheet C-2.1 Grading Plan, Utility Plan and Erosion Plan, last revised July 6, 2017.
- Sheet C-3.1 Driveway Plan and Profile, last revised July 6, 2017.
- Sheet C-4.1 Storm Drainage Profiles and Storm-water Retention Profiles, last revised June 27, 2017.
- Sheet C-4.2 Sanitary Sewer Plan and Profile last revised June 27, 2017.
- Sheet C-5.1 Details, last revised June 27, 2017.
- Sheet C-5.2 Details, dated June 8, 2017.
- Sheet 6.1 Erosion Control Narrative, last revised June 27, 2017.

WHEREAS, The Oxford Planning and Zoning Commission considered the Town of Oxford Application Z-17-078 and finds;

- The application conforms to all requirements of the Oxford Zoning regulations.

THEREFORE, application Z-17-078 is approved **SUBJECT TO THE FOLLOWING CONDITIONS;**

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. No substitute material shall be used without approval of the Planning and Zoning Commission and the Planning and Zoning Commission Engineer.
3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
4. The applicant and their assigns must comply with all representations made at Planning and Zoning Commission meetings or at public hearings regarding this application.
5. The applicant shall submit one complete copy of the final plans which reflect these conditions of approval, with a copy of the conditions of approval attached.
6. No work to be done until security is set by the PZC Engineer in a form acceptable to Town Counsel, and installed by the applicant.
7. The specific uses on this property shall be limited to those designated within the "Statement of Use" submitted by the applicant.
8. The applicant shall have a pre-construction meeting with appropriate Town Staff prior to any construction activities.

9. Sedimentation and erosion control measures on-site shall be maintained in compliance with the proposed site plan and current guidelines, subject to field review by the Commission's engineer.
10. The only building on the site plan approved for construction is Building A. The other "future buildings" will be required to return to the Planning and Zoning Commission for a site plan modification.
11. It is the responsibility of the owner of the building to ensure capability of communication with the Fire Department and EMS. If this requirement is not met, it is the responsibility of the owner to fix the problem.

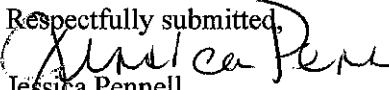
The reason for approval is that this application is in compliance with the Town of Oxford Zoning Regulations in effect as of this date.

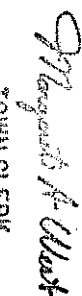
The effective date of this approval is July 20, 2017.

Second by Alternate Commissioner Pete Zbras.
All Ayes.

ADJOURNMENT

MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 2:08 PM.
Second by Alternate Commissioner Pete Zbras.
All Ayes.

Respectfully submitted,

Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

17 JUL 25 AM 11:36
TOWN OF OXFORD, CT

TOWN CLERK