



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
**www.Oxford-CT.gov**

## **Planning & Zoning Commission**

### **REGULAR MEETING MINUTES**

**Tuesday, March 5, 2013**  
**7:30 PM, Main Meeting Room**  
**Oxford Town Hall**

#### **CALL TO ORDER**

**Chairman Bill Johnson** called the March 5, 2013 Planning & Zoning Regular Meeting to order at 7:30 P.M.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

**Present:** Joe Rasberry, Harold Cosgrove, Wayne Watt, Chairman Bill Johnson, Secretary Pat Cocchiarella and Tanya Carver.

**Also Present:** Brian Miller, Town Planner, Jessica Pennell, Administrative Secretary and Jeff Holzman, Interim ZEO.

**Not Present:** Vice Chairman Bonnie Bartosiak, Alan Goldstone, Alternate Joe Dempsey and Alternate Edna Cruz.

**CHAIRMAN'S REPORT** \* Please see report attached to Minutes as *Attachment A*.

#### **SEATING OF ALTERNATES**

**Chairman Bill Johnson** seated **Alternate # 1; Joe Rasberry** for **Alan Goldstone**.

#### **AUDIENCE OF CITIZENS:**

**Matt Cohen of 10 Randall Drive** had concerns about Randall Drive. He stated that the town has the bond, there is a failed detention pond, curb issues, and a swale along the road. He also stated that there is no road maintenance, the builder is doing it out of courtesy.

**Nick Guarracino of 6 Randall Drive** reiterated the same issues as Mr. Cohen.

Both signed a letter that they sent to Sue Jutcawiz, and it was presented to the commission.

Commission members agreed to contact Town Attorney, Kevin Condon to get his recommendations before proceeding.

### **AMENDMENTS TO AGENDA**

**MOTION by Secretary Pat Cocchiarella** to amend the agenda to add **Z-13-015 – BPSIS, 90 Donovan Road, James DeAngelis** (Applicant & Owner) (Site Plan Modification) under Old Business.

**Second by Harold Cosgrove. All Ayes.**

**MOTION by Secretary Pat Cocchiarella** to amend the agenda to add **Z-13-013 – [IND] Owner: 589 Investments, LLC, Applicant: Patriot Business Park, Hawley Road & Christian Street** (Site Plan) (Phase 1 Road Construction). **Second by Harold Cosgrove. All Ayes.**

**Curt Jones, Engineer from Civil 1, for 589 Investments, LLC**, stated that the site is on the corner of Hawley Road and Christian Street. He commented that the lot lines are in conformance with the existing use and that they would like to put in a 500 foot road with a temporary cul-de-sac. He noted that Phase I has already been approved by wetlands.

**MOTION by Chairman Bill Johnson** to accept this application as complete and to send it out for expert review. **Second by Harold Cosgrove. All Ayes.**

### **OLD BUSINESS**

- (1) **Z-13-015 – BPSIS, 90 Donovan Road, James DeAngelis** (Applicant & Owner) (Site Plan Modification)

**Secretary Pat Cocchiarella made a MOTION to APPROVE** application **Z-13-015 – BPSIS, 90 Donovan Road, James DeAngelis** (Applicant & Owner) (Site Plan Modification) based on maps dated *March 11, 2010*, last revised *January 17, 2013* titled Current Conditions map prepared for BPSIS, LLC - Donovan Road – Benson Road *with the following conditions:*

#### **Required Conditions:**

1. Compliance with the Oxford Zoning Regulation in place as of this date.
2. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or the public hearings regarding this application.
3. No work to begin until security is set by the Planning & Zoning Engineer in a form acceptable to the Planning & Zoning Commission and Town Counsel.
4. No material will be substituted without approval from the Planning & Zoning Commission and Planning & Zoning Engineer.
5. Per Article 3, Section 19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.
6. Site Plan Modification approval expires if the work is not completed within five years from date of approval.
7. Compliance with the Oxford Zoning Regulations as of this date.

Reason for approval is that it meets Oxford Zoning Regulations in effect as of this date.

- (2.) **Z-12-130 (Owner): Ziat, LLC – (Applicant): 2<sup>nd</sup> Street Leasing, LLC – 315 Riggs Street, Unit 7, Building B** (Use Permit - Special Exception - Article 9, Section 3.16) (Indoor Auto Repairs) (Waiting for Approval from W.P.C.A., DEEP and the Zoning Board of Appeals) (TABLED)
- (3.) **Z-13-001 – Christian Street Associates, 50 Bala Ridge Road (Owner) – Buddy’s Fuel, LLC 8 Old Farm Road (Applicant)** (Use Permit) (Park Fuel Delivery Trucks/Store equipment) (TABLED) (Awaiting Fire Marshal Approval)
- (4.) **Z-13-002 – Christian Street Associates, 50 Bala Ridge Road (Owner) – Harold W. Olsen, Inc. (Applicant)** (Use Permit)(Trucking Business/Hauling Materials) (TABLED - Awaiting Fire Marshal Approval)
- (5.) **Z-13-005 – Christian Associates, LLC, 187 Christian Street (Owner) – Alex Horse Transportation, LLC (Applicant)** (Change of Use Permit) (Maintenance & Storage of trucks & trailers) (TABLED - Awaiting Fire Marshal Approval)
- (6.) **Z-13-012 – CL&P Easements 1990 – Access Easements at Aggie Park & Twin Brook Estates** (Pending Review of Easement Language from Town Counsel)

**MOTION made by Chairman Bill Johnson to TABLE this application until the next regular meeting.**  
**Second by Harold Cosgrove.**  
**All Ayes.**

#### **NEW BUSINESS**

**Z-13-018A & Z-13-018B – (Applicant) Belmar Farms, LLC, 98 Blueberry Lane, Shelton, CT, (Owner) Salton Enterprises, Inc/Belmar Farms, LLC, 98 Blueberry Lane, Shelton, CT**

**MOTION by Secretary Pat Cocchiarella to set a Public Hearing date for *March 19, 2013 at 7:00 PM.***  
**Second by Harold Cosgrove. All Ayes.**

#### **ZONING ENFORCEMENT**

**Jeff Holzman, Interim ZEO** informed the commission members of a problem regarding animals at 48 Condon Road. He also explained briefly that he was contacted by Animal Control and asked to investigate the site. He noted that the police were also involved in this situation.

#### **CORRESPONDENCE**

#### **ACCEPTANCE OF MINUTES:**

**MOTION by Harold Cosgrove to approve the following minutes:**

- (a.) February 5, 2013 Public Hearing/Special Meeting Minutes
- (b.) February 5, 2013 Regular Meeting Minutes

**Second by Wayne Watt. Ayes (4), Abstention (1), Tanya Carver.**

**MOTION by Harold Cosgrove to approve the following minutes:**

- (c.) February 19, 2013 Public Hearing/Special Meeting Minutes
- (d.) February 19, 2013 Regular Meeting Minutes

**Second by Secretary Pat Cocchiarella. Ayes (4), Abstention (1), Tanya Carver.**

**OTHER BUSINESS**

(a.) Invoice from Land Use & Conservation Counsel, Peter Olson

**MOTION by Secretary Pat Cocchiarella** to forward the invoice to the Selectmen's Office for payment.  
**Second by Harold Cosgrove. All Ayes.**

(b.) Upcoming Classes/Seminars

(c.) Any other business the Commission deems necessary for discussion.


**ADJOURNMENT**

**MOTION to adjourn** the meeting at 8:22 PM made **by Secretary Pat Cocchiarella. Second by Chairman Bill Johnson. All Ayes.**

Respectfully submitted,

  
Jessica Pennell

Administrative Secretary  
Planning & Zoning Commission

13 MAR 14 PM 3:58  
TOWN OF HARTFORD, CT  
  
TOWN CLERK