



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

Planning & Zoning Commission

Minutes approved by
Commission
on _____.

REGULAR MEETING MINUTES

Tuesday, May 21, 2013
7:30 PM, Main Meeting Room
Oxford Town Hall

CALL TO ORDER

Chairman Bill Johnson called the Planning & Zoning Regular Meeting of **May 21, 2013** to order at 7:37 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Alternate Joe Rasberry, Alternate Joe Dempsey, Harold Cosgrove, Alternate Edna Cruz, Wayne Watt, Chairman Bill Johnson, Secretary Pat Cocchiarella and Tanya Carver.

Also Present: Jessica Pennell, Administrative Secretary, Jeff Holzman, ZEO, Town Planner, Brian Miller and Town Attorney Kevin Condon.

Absent: Alan Goldstone and Vice Chairman Bonnie Bartosiak,

CHAIRMAN'S REPORT

Chairman Bill Johnson reported to the commission that some members of the commission have been attending workshops to go over the regulations and that Attorney Peter Olson is working on an Accessory Apartment Amnesty Plan.

SEATING OF ALTERNATES

Chairman Bill Johnson seated Alternate Edna Cruz for Alan Goldstone and Alternate Joe Rasberry for Vice Chairman Bonnie Bartosiak.

AUDIENCE OF CITIZENS (Not for Pending Applications)

AMENDMENTS TO AGENDA

Secretary Pat Cocchiarella moved to **AMEND** the agenda to move New Business #4, **Z-04-029 – Mountain Road Estates, LLC** and place it as #1 under New Business.
Second by Tanya Carver. All Ayes.

OLD BUSINESS

- 1.) **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** **Subject Property Address: 108,116,118, & 120 Oxford Road**
(Site Plan) (Special Exception: Article 7, Section 3.1 & Section 3.2)

MOTION BY Secretary Pat Cocchiarella to concurrently *approve* **Z-13-018A (Site Plan/Special Exception) & Z-13-018B (Lot Line Revision)** based on the following resolution, dated 5/17/2013 and received by Planning & Zoning on 5/20/2013, by Town Planner Brian Miller.

WHEREAS, The Oxford Planning & Zoning Commission has received the Application of Belmar Farms, LLC for a Site Plan/Special Exception ; 108, 116, 118, & 120 Oxford Road.

WHEREAS, the public hearing for this application was legally noticed in conformance with Connecticut State Statutes and the Zoning Regulations of the Town of Oxford.

WHEREAS, The Oxford Planning & Zoning Commission has considered the testimony presented at the public hearing held on March 19, 2013 and continued to May 2, 2013, with input from members of the public.

WHEREAS, information on the application was submitted, along with supporting information on file in the Planning & Zoning Department of the Town of Oxford;

WHEREAS, the following plans have been considered in this decision:

- Packet of maps with a cover sheet entitled Proposed Site Development Plan for properties located a 108-120 Oxford Road, Oxford, Connecticut; prepared for Belmar Farms, LLC; by Pereira Engineering, LLC, most recently revised February 4, 2013; and including the following specific plans: Belmar Farms, LLC for a Site Plan / Special Exception; 108, 116, 118 & 120 Oxford Road
- Map Entitled “Lot Line Revision Map” of Property located at 108-120 Oxford Road, Oxford Connecticut, prepared for Belmar Farms, LLC by Pereira Engineering, LLC dated February 4, 2013. (CAD REF. NO. 0678LLRV)
- Map C-1 Existing Conditions Map
- Map C-2 Existing Conditions Map
- Map C-3 Regulated Area Activity Map
- Map C-4 Site Plan
- Map C-5 Grading and Utilities Plan
- Map C-6 Soil Erosion and Sedimentation Control
- Map C-7 Soil Erosion and Sedimentation Control

- Map C-8 Details I
- Map C-9 Details II
- Map C L-1 Landscape Plan
- Wetlands and Pond Buffer Enhancement Plan
- Rear Medical Building 1st Floor and Elevations; drawn by J.A. Jamieson Architects
- Rear Medical Building 2nd Floor and Elevations; drawn by J.A. Jamieson Architects
- Front Retail / Office Building 1st Floor and Elevations; drawn by J.A. Jamieson Architects
- Front Retail / Office Building 2nd Floor and Elevations; drawn by J.A. Jamieson Architects
- All other supporting information as included within the file.

WHEREAS, The Oxford Planning & Zoning Commission finds that this application is in conformance with all components of the Oxford Zoning Regulations;

BE IT RESOLVED, that based upon the application and testimony, this application is approved because it is in conformance with the Zoning Regulations of the Town of Oxford;

SUBJECT TO THE FOLLOWING CONDITIONS;

1. The developer shall construct a sidewalk parallel to and along Route 67. Such sidewalk shall be constructed within the public right-of-way, shall be constructed of concrete in accordance with all standards required by the Town Engineer and the Department of Transportation of the State of Connecticut, with a minimum width of 4', and includes at least one pedestrian connection with the internal pedestrian walkway circulation system within the proposed development, as approved by the Oxford Planning and Zoning Commission.
2. The developer shall construct a vehicular access point which includes a center landscaped island which separates the entrance and exit lanes. This landscaped island shall have a minimum width of 4' and shall extend the entire length between the north – south aisles which access the parking areas, and the entrance to Route 67. The landscaping of this area shall be low enough so as not to impede visibility to traffic on Route 67, as approved by the Department of Transportation.
3. The developer shall be permitted to install vegetation between the parking areas and Route 67 with a minimum height at planting of 24" provided that it is demonstrated that this vegetation would be projected to grow to a height of at least 48" at the end of the third growing season, after it is to be planted. This shall be certified by a licensed landscape architect with such certification submitted to the Oxford Planning & Zoning Commission.
4. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
5. No substitute material shall be used without the approval of the Planning & Zoning Commission and the Planning & Zoning Commission Engineer.

6. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time from initial review through inspection and final acceptance of any improvements.
7. The applicants and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and at public hearings regarding this application.
8. The applicant shall submit three complete copies of the set of plans which reflect these conditions of approval, including an electronic copy.
9. The commission finds that there is no detrimental impact to having the parking area within 4' of the side lot line providing that screening be installed as in the proposed plans.
10. The commission finds that the retaining wall as shown on the plan with a maximum of height of 8' be permitted.

Second by Chairman Bill Johnson for discussion.

ROLL CALL VOTE:

Alternate Joe Rasberry (Aye), Harold Cosgrove (Aye), Alternate Edna Cruz (Aye), Wayne Watt (Aye), Chairman Bill Johnson (Aye), Secretary Pat Cocchiarella (Aye) and Tanya Carver (Aye).

MOTION PASSED WITH AMENDMENTS.

- 2.) **Z-04-006 - Susan Petinella, Governor's Hill Road – Petinella Subdivision/Randall Drive** (Waiting from Correspondence from Town Attorney to Ms. Petinella regarding work to be done no later than May 31st)

MOTION BY Secretary Pat Cocchiarella to remove this item from the table.
Second by Harold Cosgrove. All Ayes.

Secretary Pat Cocchiarella read the following correspondence into the record;

(a.) an e-mail dated 5/20/2013 regarding the arborist report, and (b.) an e-mail received 5/21/2013 requesting a final inspection for bond release.

Harold Cosgrove requested that Jessica send a copy of the arborist report to St. Peter's Church.

MOTION BY Secretary Pat Cocchiarella to table this item until a report from the Town Engineer is submitted.

Second by Harold Cosgrove. All Ayes.

- 3.) **Z-13-030 [RES-A] – 25 Reality Road, Leslie & Leonard Alexander** (Shed Permit – 12x24)
(Waiting for response from Town Planner and Town Attorney) (**TABLED**)

NEW BUSINESS

- 4.) **Z-04-029 – Mountain Road Estates, LLC, Meadow Brook Estates, Great Hill Road – Site Plan Modification – Phase III, Sheet G-8, Meadowbrook Road**

Kathy Ekstrom, representing Meadow Brook Estates stated that they have started a new phase, have received wetlands approval and she is now before the commission requesting the site plan modification.

MOTION BY Joe Rasberry to have Jim Galligan provide a review in writing for the next meeting.
Second by Tanya Carver. All Ayes.

Chairman Bill Johnson moved to table this application.
Second by Harold Cosgrove. All Ayes.

- 1.) **Z-13-048 – [RES-A] (Applicant & Owner): Glendale at Oxford, LLC c/o Mark IV Construction Co. Inc. – Christian Street – Map:19 Block: 26 Lot: 1**

Z-13-048a- Zoning Text Amendment (Article 18 of the Oxford Zoning Regulations)
Proposal to create a new zone designated as “Designed Conservation District”.

Z-13-048b- Zoning Map Amendment (Article 18 of the Oxford Zoning Regulations)
Request to re-zone the subject property if the new “Designed Conservation District” is adopted.

Z-13-048c- Special Permit/Site Plan Approval (Article 10, Section 9A)
Proposal to permit a 137 dwelling, common interest residential community on property located on Christian Street.

MOTION BY Secretary Pat Cocchiarella to *not accept* this application as complete because the total fees have not been paid to date.
Second by Harold Cosgrove. All Ayes.

- 2.) **Z-04-106 – Kerski Associates, L.P., Towantic Pond – Assisted Living Facility – Towantic Hill Road (Lot B)** (Request for confirmation/status of 10/2004 approval)

Secretary Pat Cocchiarella read the following correspondence;

- 1.) Letter dated May 16, 2013 from Francis A. Teodosio

Francis Teodosio, representing Kerski Associates stated that this project is moving forward and he would like a status update on the approvals that were granted in October of 2004.

The commission referred this item to Town Attorney, Kevin Condon for review.

- 3.) **Z-13-056 [RES-A] – Applicant: Jason Stryjewski & Krista Drain – 30 Oxford Road**
(Request for cottage business permit – Chiropractic Office by appointment) (Article 5, Section 2 – Permitted Uses) (TABLED)

ZONING ENFORCEMENT

The Zoning Enforcement Officer stated that he has no new items to report to the commission at this time.

CORRESPONDENCE

None.

ACCEPTANCE OF MINUTES:

MOTION BY Harold Cosgrove to approve:

- 1.) May 7, 2013 Public Hearing/Special Meeting Minutes

Second by Alternate Joe Rasberry. All Ayes.

MOTION BY Harold Cosgrove to approve:

- 2.) May 7, 2013 Regular Meeting Minutes

Second by Alternate Joe Rasberry. All Ayes.

OTHER BUSINESS

ADJOURNMENT


MOTION BY Harold Cosgrove to adjourn the meeting at 8:58 PM.

Second by Chairman Bill Johnson. All Ayes.

Respectfully submitted,



Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

13 MAY 23 PM 1:53
TOWN OF OXFORD, CT

TOWN CLERK