



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
July 16, 2013
7:30 PM

Minutes approved by
Commission
on _____.

Chairman Bill Johnson called the July 16, 2013 Regular Meeting to order at 7:32 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Alternate Joe Dempsey, Alternate Joe Rasberry, Alternate Jeff Luff, Harold Cosgrove, Wayne Watt, Vice Chairman Bonnie Bartosiak, Chairman Bill Johnson, Secretary Pat Cocchiarella and Tanya Carver.

Also Present: Jessica Pennell, Administrative Secretary and R. Jeff Holzman, ZEO.

Not Present: Alan Goldstone.

CHAIRMAN'S REPORT

- (1) Welcomed new alternate, Jeff Luff.
- (2) Discussed signs that were posted over the weekend. The signs were posted by a Political Activist Group and Anna Rycenga, ZEO spoke to Kevin Condon on the legality of the signs. Anna Rycenga, ZEO reached out to the political group to make them aware of the rules for posting signage.
- (3) Explained that a meeting with the First Selectman, Joanne Pelton, Anna Rycenga, ZEO, Joe Rasberry, and Secretary Pat Cocchiarella was held to discuss R. Jeffrey Holzman's employment. The meeting concluded with the consensus being that the Planning & Zoning Department would benefit from retaining Jeff's employment on a part-time basis to be funded from the Planning & Zoning Department budget until it is approved by the Board of Selectmen and the Board of Finance.

SEATING OF ALTERNATES

Chairman Bill Johnson *seated* Alternate Jeff Luff for Commissioner Alan Goldstone.

DISCUSSION ON ACCESSORY APARTMENT AMNESTY PROGRAM

Land Use Attorney, Peter Olson explained how the Accessory Apartment Amnesty Program would be implemented; he also reviewed the supporting documentation that would be required in order for residents to apply for this program (Attachment A).

MOTION BY to *adopt* the Accessory Apartment Amnesty Plan beginning July 17, 2013 together with the supporting documentation that was presented by Land Use Attorney Peter Olson.

Second by Secretary Pat Cocchiarella. All Ayes.

AUDIENCE OF CITIZENS (Not for Pending Applications)

Harold Cosgrove mentioned to the commission his concern about medicinal marijuana and requested that this item be reviewed by Land Use Attorney Peter Olson.

Chairman Bill Johnson stated that Peter Olson could proceed with the review of this item.

AMENDMENTS TO AGENDA

MOTION BY Secretary Pat Cocchiarella to add Z-12-048 Stachelzyk Re-subdivision – (Request for extension to file mylar as New Business #1).

Second by Chairman Bill Johnson. Ayes (6), Abstentions, (1) Wayne Watt.

Motion passed.

OLD BUSINESS

- 1.) **Z-13-030 [RES-A] – 25 Reality Road, Leslie & Leonard Alexander** (Shed Permit – 12x24) (***TABLED*** - awaiting for response from Town Planner and Town Attorney)
- 2.) **Z-13-005 [IND] – Christian Associates, LLC, 187 Christian Street (Owner) – Alex Horse Transportation, LLC (Applicant)** (Change of Use Permit) (Maintenance & Storage of trucks & trailers) (***TABLED AT JULY 2ND MEETING/INCOMPLETE APPLICATION***)

NEW BUSINESS

- 1.) **Z-12-048 Stachelzyk Re-subdivision** – (Request for extension to file mylar)

MOTION BY Vice Chairman Bonnie Bartosiak to *extend* the expiration date 45 days from July 1, 2013 for application Z-12-048. The new expiration date is August 15, 2013.

Second by Harold Cosgrove. All Ayes.

ZONING ENFORCEMENT

The ZEO will present to the Commission any reports/information/or other items deemed necessary.

R. Jeff Holzman presented application **Z-13-097 – 733 Oxford Road, St. Thomas the Apostle Church**. He explained that Anna Rycenga, ZEO received a request to waive the permit fees for this application because the church is a non profit organization.

MOTION BY Harold Cosgrove to *waive* the permit fees for application **Z-13-097**, but to inform the applicant that they would need to pay the state fee of \$60.00.

Second by Secretary Pat Cocchiarella. All Ayes.

CORRESPONDENCE

ACCEPTANCE OF MINUTES:

- 1.) July 2, 2013 Regular Meeting Minutes

MOTION BY Secretary Pat Cocchiarella to *approve* the July 2, 2013 Regular Meeting Minutes as presented.

Second by Wayne Watt. All Ayes.

OTHER BUSINESS

- 1.) Any other items the commission deems necessary for discussion.

MOTION BY Secretary Pat Cocchiarella to *refer* Invoices from Land Use Attorney Peter Olson to the Board of Selectmen for payment.

Second by Tanya Carver. All Ayes.

UPCOMING PUBLIC HEARINGS/SPECIAL MEETINGS:

- 1.) *Public Hearing on August 6, 2013 at 7:00 PM on the following applications:*

Z-13-048 – [RES-A] (Applicant & Owner): Glendale at Oxford, LLC c/o Mark IV Construction Co. Inc. – Christian Street & Jack’s Hill Road - Map: 19 Block: 26 Lot: 1 a/k/a Map: 19 Block: 26 Lot: 1A comprising approximately 72.08 acres on the southeast corner of Christian Street and Jack’s Hill Road, Oxford, Connecticut

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

B. **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.

C. 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.


ADJOURNMENT

MOTION BY Tanya Carver to *adjourn* the meeting at 8:38 P.M. Second by Vice Chairman Bonnie Bartosiak.

All Ayes.

Respectfully submitted
subject to approval


Jessica Pennell
Administrative Secretary

13 JUL 17 PM 2:37
TOWN OF OXFORD, CT

TOWN CLERK