



**Planning & Zoning Commission**

**Planning & Zoning Regular Meeting Minutes**  
**Tuesday, September 17, 2013**  
**7:30 PM**  
**Main Meeting Room – Oxford Town Hall**

**CALL TO ORDER**

**Chairman Bill Johnson** called the meeting to order at 7:30 PM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

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

**Not Present:** Vice Chairman Bonnie Bartosiak.

**CHAIRMAN'S REPORT - NONE**

**SEATING OF ALTERNATES**

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

**Chairman Bill Johnson** seated **Alternate Joe Dempsey** for Vice Chairman Bonnie Bartosiak.

**AUDIENCE OF CITIZENS** (Not for Pending Applications)

**Alternate Joe Rasberry** questioned the commission if there was a way to ask the owner's who are doing work on Route 67 for a previously approved plan, if they could incorporate sidewalks into the plan.

Commissioners discussed that it is an option to request this of the applicant; they will look into the matter further.

**AMENDMENTS TO AGENDA**

**MOTION BY Tanya Carver to amend** the agenda to add **Z-13-134 – 315 Riggs Street,**  
**Owner: Ziat, LLC, Building A; Suite 6, Applicant: Matthew Zaloumis for Cloud**  
**Technologies, LLC** (Use Permit) as New Business #1.

## **OLD BUSINESS**

- 1.) **Z-12-131 – 71 Oxford Road, Owner: Oxford Park, LLC – Applicant: ME Business Associates, LLC - Peachwave** (Previously Approved Use Permit)  
(REMOVE FROM TABLE FOR STATUS UPDATE)

Chairman **Bill Johnson** stated that he would like to NOT remove this from the table because Anna Rycenga, ZEO is not present.

Wayne **Watt** agreed that this item be discussed at a later date.

Alternate **Jeff Luff** stated that the overall objective is to get them into compliance with the regulations.

Secretary **Pat Cocchiarella** stated that he would like them present at a meeting.

- 2.) **Z-13-005 – 187 Christian Street, Christian Street Associates, LLC – Alex Horse Transportation, LLC** (Use Permit)

MOTION BY Secretary **Pat Cocchiarella** to *deny* this application with prejudice. **Second by Wayne Watt.** All Ayes.

## **NEW BUSINESS**

- 1.) **Z-13-134 – 315 Riggs Street, Owner: Ziat, LLC, Building A; Suite 6, Applicant: Matthew Zaloumis for Cloud Technologies, LLC** (Use Permit)

MOTION BY **Wayne Watt** to *approve* **Z-13-134** based on the application and use permit submitted and reviewed by the commission. **Second by Alternate Joe Dempsey.** All Ayes.

## **CORRESPONDENCE**

Secretary **Pat Cocchiarella** read the correspondence into the record and stated that it is on file in the Planning & Zoning Department during business hours.

- a) Letter of Resignation from Alan Goldstone
- b) Letter from the CT Siting Council RE: Siting Council Energy/Telecommunications Meeting Agenda
- c) Letter from the CT Siting Council RE: Petition NO. 1072 Algonquin Gas Transmission, LLC

## **ZONING ENFORCEMENT**

**Jeff Holzman** reminded commission members of a pre-application meeting scheduled for Wednesday at 10:00 AM.

Commission members questioned if the letter has been drafted that is intended to be sent out to all businesses in Oxford regarding signs and regulations.

Commission members also asked that the ZEO contact the owner of the business at 749 Oxford Road to discuss where his vehicles are parked.

**Tanya Carver** stated that she would like an update on the letter that is going to be sent out to Oxford businesses.

**Secretary Pat Cocchiarella** questioned if the commission can revoke a permit that they have previously granted. He requested an opinion by Town Counsel, Kevin Condon on whether or not the commission can revoke a permit.

**ACCEPTANCE OF MINUTES:**

**MOTION BY Wayne Watt** to approve the following minutes:

- 1.) August 27, 2013 Special Meeting/Public Hearing Minutes with amendments
- 2.) September 3, 2013 Regular Meeting Minutes

**Second by Alternate Joe Dempsey. All Ayes.**

**OTHER BUSINESS**

- 1.) **Invoice # 320-13 from Nafis & Young**

**MOTION BY Tanya Carver to approve** payment of Invoice # 320-13. **Second by Alternate Joe Dempsey. All Ayes.**

- 2.) **Invoice # 314-13 from Nafis & Young**

**MOTION BY Wayne Watt to approve** payment of Invoice # 314-13. **Second by Alternate Joe Dempsey. All Ayes.**

**UPCOMING PUBLIC HEARINGS/SPECIAL MEETINGS:**


***Rescheduled Public Hearing for Glendale – Thursday, September 26, 2013 @ 7:00 PM.***


**Chairman Bill Johnson** noted that he would like to add a second meeting for Thursday, September 26, 2013 at 7:05 PM to discuss and possibly act on the Glendale applications.

**ADJOURNMENT**

**MOTION BY Chairman Bill Johnson to adjourn** the meeting at 8:02 P.M.  
**Second by Harold Cosgrove. All Ayes.**

Respectfully submitted,

  
Jessica Pennell  
Administrative Secretary

13 SEP 25 AM 11:23  
TOWN OF OXFORD, CT  
  
TOWN CLERK