



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

December 4, 2012
7:30 PM, Main Meeting Room
Oxford Town Hall

CALL TO ORDER

Chairman Bill Johnson called the Regular Meeting to order at 9:06 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Staff Present: Anna Rycenga, ZEO

Not Present: Alan Goldstone, Vice Chairman Bonnie Bartosiak and Jessica Pennell, Administrative Secretary

CHAIRMAN'S REPORT

1. Chairman Bill Johnson stated that the Plan of Conservation and Development update is due in 2014.
2. Chairman Bill Johnson discussed holding an Executive Session or Special Meeting for the Commission to discuss the Temporary Zoning Enforcement Officer position.

It was stated that the Commission would interview candidates for the Temporary ZEO at a Special Meeting.

Chairman Bill Johnson stated that he has legal opinions that stated that the Planning & Zoning Commission hire the Temporary ZEO, but the position is considered "temporary employee".

SEATING OF ALTERNATES

Chairman Bill Johnson seated Alternate #1 (Joe Rasberry) in Commissioner Bonnie Bartosiak's absence.

Chairman Bill Johnson seated Alternate #2 (Edna Cruz) in Commissioner Alan Goldstone's absence.

AUDIENCE OF CITIZENS (Not Pending Applications)

AMENDMENTS TO AGENDA

Motion: Secretary Pat Cocchiarella moved to amend the agenda to place Zoning Enforcement after the Acceptance of Minutes. **Second by Harold Cosgrove. All in favor.**

ACCEPTANCE OF MINUTES:

Motion: Secretary Pat Cocchiarella moved to *table* the following minutes:

- (a.) November 20, 2012 Regular Meeting Minutes
- (b.) November 30, 2012 Special Meeting Minutes

Second by Harold Cosgrove. All in favor.

ZONING ENFORCEMENT

Anna Rycenga, ZEO presented her report and all other pertinent information to the Commission.

CORRESPONDENCE

Secretary Pat Cocchiarella read the following correspondence into the record:

- (a.) Letter dated 11/14/2012 from Jean Donegan, Middlebury ZEO
Re: Proposed Change to Middlebury Zoning Regulations
- (b.) Letter dated 11/15/2012 from the CT Siting Council
Re: Modify an Existing Telecommunications Facility – 133 Coppermine Road
- (c.) Letter dated 11/13/2012 from the CT Siting Council
Re: Intent to Modify Existing Telecommunications Facility – 20 Great Oak Road
- (d.) Pomperaug River Watershed Coalition Newsletter – Fall 2012

No Action was taken on any Correspondence items (a) through (d).

OLD BUSINESS

- (1.) **Z-04-006 - Susan Petinella, Governor's Hill Road - PetinellaSubdivision/Randall Drive (TABLED)**
- (2.) **Z-07-192 – C&M Homes, Moose Hill Estates** (7 - Lot Subdivision)
(Request for Extension)

Motion: Secretary Pat Cocchiarella moved to grant a 1 year extension for **Z-07-192 – C&M Homes, Moose Hill Estates** (7 - Lot Subdivision). **Second by Harold Cosgrove. All in favor.**

The new expiration date for **Z-07-192** is *January 3, 2014*.

UPCOMING MEETINGS:

- *Public Hearing – Scheduled for January 15, 2012 at 7:00 PM on Application:*

Z-12-130- (Owner): Ziat, LLC – (Applicant): 2nd Street Leasing, LLC – 315 Riggs Street, Unit 7, Building B (Use Permit - Special Exception - Article 9, Section 3.16)

OTHER BUSINESS

- (a.) Letter from Beth Checkley Dreves – 224/228 Governor's Hill Road (4 Lot Re-Subdivision) RE: Request for 5 year extension

Secretary Pat Cocchiarella read a letter dated 11/13/2012 from Beth Checkley Dreves.

Motion: Alternate Joe Rasberry moved to grant a 5 year extension for 224/228 Governor's Hill Road (4 Lot Re-Subdivision). **Second by Chairman Bill Johnson. Ayes (7) – Tanya Carver abstained. Motion passed.**

- (b.) Invoice # 5111 from Turner Miller Group New England

Motion: Secretary Pat Cocchiarella moved to *approve* Invoice # 5111 from Turner Miller Group New England. **Second by Secretary Pat Cocchiarella. All in favor.**

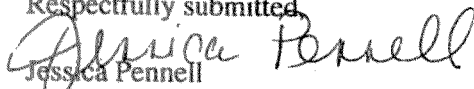
- (c.) Any other business the commission deems necessary for discussion

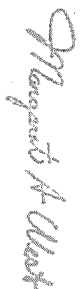
- 1.) The Commission discussed the letter dated 11/14/2012 from the Middlebury Land Use Office. **Re: Change to the Middlebury Zoning Regulations.** (On file in Planning & Zoning Department)
- 2.) Anna Rycenga, ZEO discussed PA-12-079 with Commission members. (PA-12-079 is attached to these minutes).

ADJOURNMENT

Motion made by Chairman Bill Johnson to adjourn the meeting at 9:58 PM. Second by Secretary Pat Cocchiarella. All in favor. Motion passed unanimously.

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

12 DEC 12 PM 4:53
TOWN OF OXFORD, CT

TOWN CLERK