



Planning & Zoning Commission

PUBLIC HEARING MINUTES

Tuesday, February 18, 2014

7:00 PM

Main Meeting Room

Oxford Town Hall

CALL TO ORDER

Vice Chairman Watt called the Public Hearing to order at 7:00 PM.

ROLL CALL

Present: David Stocker, Pete Zbras, Harold Cosgrove, Pat Cocchiarella, Wayne Watt, Jeff Luff and Todd Romagna.

Also Present: Administrative Secretary, Jessica Pennell, Town Planner, Brian Miller and Anna Rycenga, ZEO.

Not Present: Tanya Carver, Arnie Jensen and Don Pelletier.

PUBLIC HEARING

Z-14-005 [RES-A] – 148 Riggs Street, Beth Acres - Applicant & Owner: Brian Botti (Re-Subdivision Application)

PUBLIC HEARING PROCEDURES

Vice Chairman Watt outlined the Public Hearing Procedures.

Commission Secretary Luff read the Call of the Meeting.

Vice Chairman Watt called for any conflicts of interest from the Commission.

There were no conflicts from the Commission.

Alternate Pete Zbras disclosed the he lives on Autumn Ridge Road, but has no conflicts.

Vice Chairman Watt called for any conflicts of interest from the applicant,

Marcus Pottock, 52 Main Street, representative for the applicant, stated that he has no conflicts.

CORRESPONDENCE

Commission Secretary Luff read a memorandum dated 2/18/2014 for Z-14-005 from Brian J. Miller; AICP, Town Planning Consultant.

Anna Rycenga, ZEO pointed out that on page 1 of the memorandum, (#4) that the commission did take action by placing a caveat on the land records stating the subdivision had expired.

Commission Secretary Luff read a letter from Jim Galligan, Land Use Engineer.

Anna Rycenga, ZEO stated that the pipe removal was approved by the Inland/Wetlands Commission.

APPLICANT PRESENTATION

Marcus Pottock handed out new plans, dated 2/17/2014, to Commission members; the new plans accommodate Jim Galligan's comments. He also stated that he submitted drainage calculations prepared by Don Smith.

Marcus Pottock went over the revisions to Sheets #1, #2, and #3. He stated that the new lot lines conform to the current zoning regulations.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Cocchiarella questioned if the addresses would be Riggs Street or Autumn Ridge addresses.

Marcus Pottock replied that would be determined by the postal service and the Assessor.

Commissioner Cosgrove questioned the length of the driveway.

Marcus Pottock estimated it at 350' - 400'.

Commissioner Cosgrove questioned if there would be a turnaround, it is important for safety issues. He also questioned the width of the driveway.

Marcus Pottock stated that the pavement is 15' wide.

Anna Rycenga, ZEO mentioned that the driveway will meet the Town's driveway ordinance. They will install a bump-out after 250'. She questioned when the remains of the barn foundation will be removed. She stated that before any building permits are issued, she will need verification that the barn remains have been removed.

Town Planner, Brian Miller stated that the Commission may want to add a time frame for removal of the barn foundation. Such as prior to filing the mylar.

Vice Chairman Watt stated that the applicant has paid a lot of taxes on this property, but the town requires open space or a fee in lieu of open space.

Town Planner, Brian Miller stated that they could possibly add it to the resolution. He stated that the applicant should submit a formal letter requesting that the open space requirement be waived.

Vice Chairman Watt agreed and added that the letter contain the amount paid in taxes to date.

Town Planner, Brian Miller stated that the Commission can close the Public Hearing acknowledging that they are awaiting a letter from the applicant regarding the open space.

QUESTIONS/COMMENTS FROM THE PUBLIC

Brandon Chorney, 5 Autumn Ridge Road questioned the location, and reviewed maps submitted by the applicant.

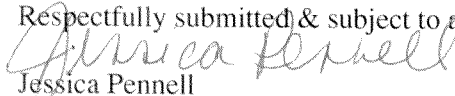
CONTINUE/CLOSE

MOTION BY Commissioner Cocchiarella to CLOSE the Public Hearing with acknowledgment of the submittal of a letter by the applicant regarding open space requirements.

Second by Commissioner Cosgrove.

All Ayes.

Respectfully submitted & subject to approval,



Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

14 FEB 21 PM 3:59
TOWN OF STAMFORD, CT
Margaret A. West
TOWN CLERK