



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

Planning & Zoning Commission

PUBLIC HEARING / SPECIAL MEETING MINUTES

**Tuesday, February 19, 2013
7:00 PM, Main Meeting Room
Oxford Town Hall**

CALL TO ORDER

Chairman Bill Johnson called the Special Meeting to order at 7:02 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Alternate Edna Cruz, Harold Cosgrove, Chairman Bill Johnson, Secretary Pat Cocchiarella and Wayne Watt (Commissioner Watt arrived at 7:15 PM).

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

Not Present: Alan Goldstone, Tanya Carver, Vice Chairman Bonnie Bartosiak, Alternate Joe Dempsey and Alterante Joe Rasberry.

SEATING OF ALTERNATES

Chairman Bill Johnson seated Edna Cruz for Commissioner Tanya Carver.

The commission entered into a public hearing on the following:

PUBLIC HEARING

7:00 PM **Z-12-148 – (Owner & Applicant) Anthony S. & Helen Stachelczyk, 57 Newgate Road**
(2 Lot Re-Subdivision)

Secretary Pat Cocchiarella read the Public Hearing Procedures and the Call of the Meeting.

Chairman Bill Johnson called for any conflicts of interest from the applicant.

Chairman Bill Johnson called for any conflicts of interest from the commission.

Chairman Bill Johnson asked the applicant to present the application to the commission.

Melissa Cole, Representative of D'Amico and Associates and also representing the applicant, Anthony & Helen Stachelczyk.

Ms. Cole stated that this application is a previously approved (Z-06-242 approved March 22, 2007) re-subdivision, which has not yet expired. She explained that nothing has changed on the maps that were submitted for this application, they are the same maps that were submitted with the 2006 application. She also noted for the commission that the Mylar was never filed on the land records.

Ms. Cole explained that the project consists of splitting off a residential lot from an existing lot located at 57 Newgate Road. She stated that the new lot would have access through Reality Road and will meet all Zoning requirements. She stated that the previous approval did have contingencies' that a fire tank be installed and that there is an open space fee in the amount of \$7,000.00. She noted that the applicant is requesting that the requirements for the fire tank be removed since there were only a total of 3 lots created, and 5 lots is the requirement for fire tank installation. She also stated that the applicant is requesting that the payment in lieu of opens space for \$7,000.00 be waived since only one new lot is being created.

Commission members discussed the original application and the concerns that were discussed when this application was previously approved.

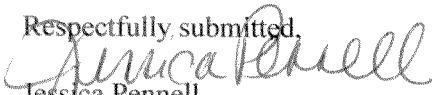
The commission thanked Ms. Cole for her presentation.

MOTION by Secretary Pat Cocchiarella to recess the Public Hearing to February 19, 2013 at 7:00 PM.
Second by Harold Cosgrove. All Ayes.

ADJOURNMENT

MOTION by Harold Cosgrove to adjourn the meeting. **Second by Chairman Bill Johnson. All Ayes.**

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

13 FEB 27 PM 4:32
TOWN CLERK
