



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

Planning & Zoning Commission

SPECIAL MEETING MINUTES

Thursday, September 26, 2013

7:05 PM

Main Meeting Room
Oxford Town Hall

CALL TO ORDER

Chairman Bill Johnson called the Special Meeting of September 26, 2013 at 8:15 P.M.

ROLL CALL

Present: Alternate Arnie Jensen, Alternate Joe Dempsey, Wayne Watt, Chairman Bill Johnson, Secretary Pat Cocchiarella, and Tanya Carver.

Staff Present: Town Planner, Brian Miller, Land Use Counsel, Peter Olson, Engineer Allan Young, Anna Rycenga, ZEO and Jessica Pennell, Administrative Secretary.

Absent: Jeff Luff, Alternate Joe Rasberry and Vice Chairman Bonnie Bartosiak.

Chairman Bill Johnson seated Alternate Joe Dempsey for Commissioner Bonnie Bartosiak.

ITEM #1: DISCUSSION WITH POSSIBLE ACTION ON THE FOLLOWING APPLICATIONS:

Z-13-048 – [RES-A] (Applicant & Owner): Glendale at Oxford, LLC c/o Mark IV Construction Co. Inc. – Christian Street – Map: 19 Block: 26 Lot: 1 a/k/a Lot 1A

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

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.

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.

Chairman Bill Johnson stated that they would deliberate and be aware of what Attorney Smith stated, which was if the commission does not approve this, the applicant will come back to the commission with an 8-30(g) application. He also stated that since they are missing two members, they would like to leave it tonight, and have Peter Olson write a motion for the next regular meeting.

Tanya Carver stated that lifting the age restriction, they need to come in with a new application that is not in three different portions. She stated that she cannot view the applications objectively because they cannot be looked at independently.

Peter Olson questioned what she means as a new application.

Tanya Carver stated that the zone change should be separate from the site plan.

Anna Rycenga, ZEO stated that there are three separate applications for this applicant.

Secretary Pat Cocchiarella stated that there are positive issues and negative issues. He commented that he is not a big proponent of high density housing. He stated that at this point the only issue is the lifting of the 55+ condition. He has to review the information to make his decision.

Chairman Bill Johnson stated that his first problem is the nine existing homes, and the lifting of the 55+ restriction. He commented that he also worries about the airport noise and traffic.

Wayne Watt stated that his biggest issue is the fiscal impact. He stated that it is a horrible piece of property and it is not marketable at this time.

Joe Dempsey read a statement into the record:

I have listened to Public commentary made at 4 public hearings in reference to Glendale's application, most of which were negative rather than positive.

I was not a member of Planning & Zoning when the original Glendale application was approved in 2004, just Joe citizen. As such I was not in agreement with that board's decision of approving the change from Industrial to a Residential zone in order to satisfy the application of a 94 unit age restricted development at its current location. My concerns being the proximity to the airport, with its flight paths, both in take-off and landings as well as the presence of the high tension towers and wires running through the heart of the project. That project was approved for 94 units of which in 9 years only 9 have materialized of which none have been purchased. I don't believe it would require a rocket scientist to come to a decision as to why.

We now have a decision to make on a plan for 137 homes, the extension of which would have an additional 43 units occupying the same location, with the same potential for concern that I had then with the proximity to the airport if not increased concern. Why? Increase of air traffic in and out of the airport, the same high tension towers and wires running near even more home units and even more so, units now with children living in them.

In today's Waterbury Republican, the applicant's attorney is reported as saying the Zone Text Amendment creates a new zone district called Designed Conservation District, further stating this would permit creative development of larger parcels of land in a manner that will conserve the natural, scenic and historic areas of town. Our P&Z Regulations have been doing just that as adopted and approved by town meeting of May 4, 1959 having been derived from Conn. General Statutes Chapter 124, Section 8-2.

I personally do not see the need to initiate new regulations which I look upon as a means to rectify a failed plan of 9+ years.

MOTION BY Chairman Bill Johnson that the commission asks Attorney Peter Olson to write a motion to not approve all three applications by Glendale. **Second by Wayne Watt.**

Joe Dempsey amended the motion to add "by Tuesday, October 1, 2013". Wayne Watt seconded the amended motion.

All Ayes.

ITEM #2: Accept application as complete and set Public Hearing date on the following:

Z-13-138 – [COMM] Oxford Towne Center – 278 Oxford Road, 3 Echo Valley Road, 268 Oxford Road, 274 Oxford Road– Owner(s): Oxford Towne Center LLC and Oxford Yard Masonry Supply, LLC, Applicant: Oxford Town Center, LLC
(Special Exception, Article 14, Sec. 2.2 – Excavation Permit)

MOTION BY Pat Cocchiarella moved to accept the application as complete and to set a Public Hearing date for *October 15, 2013 at 7:05 P.M.* **Second by Tanya Carver.**

All Ayes.

Anna Rycenga, ZEO stated that the parcels have been amended. Parcels included are 268, 278, 274 and Lot 25.

ITEM #3: **DISCUSSION WITH POSSIBLE ACTION ON THE ACCESSORY APARTMENT AMNESTY PLAN**

Chairman Bill Johnson stated that Anna Rycenga, ZEO agreed to write a press release.

ITEM #4: Accept application as complete and set Public Hearing date on the following:

Z-13-139 [RES-A] 501 Roosevelt Drive, Owner & Applicant: Michael Ligi
(Special Exception - Article 10, Section 3, Site Plan approval, Article 3, Section 2.5 – 8' Retaining Wall)

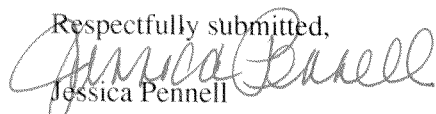
MOTION BY Secretary Pat Cocchiarella to accept this application as complete and set a Public Hearing date for *October 15, 2013 at 7:00 P.M.* **Second by Tanya Carver.**


All Ayes.

ADJOURNMENT

MOTION BY Joe Dempsey to *adjourn* the Special Meeting at 8:37 P.M. **Second by Tanya Carver.**
All Ayes.

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

13 OCT -9 AM 10:10
TOWN OF OXFORD, CT

TOWN CLERK