



Minutes approved by
Commission
on _____.

Planning and Zoning Commission

Planning & Zoning Commission
Special Meeting Minutes

Tuesday, January 8, 2013

7:00 PM

Main Meeting Room

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, CT 06478

CALL TO ORDER

Chairman Bill Johnson called the meeting to order at 7:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Alternate Edna Cruz, Harold Cosgrove, Wayne Watt, Vice Chairman Bonnie Bartosiak, Chairman Bill Johnson and Secretary Pat Cocchiarella.

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

Not Present: Tanya Carver, Alternate Joe Dempsey, Alternate Joe Rasberry and Alan Goldstone.

SEATING OF ALTERNATES

Chairman Bill Johnson seated Alternate #2 (Edna Cruz) for Commissioner Alan Goldstone.

PUBLIC HEARING – CONTINUANCE

Chairman Bill Johnson opened the continued Public Hearing on the following:

7:00 PM **Proposed Amendment to Oxford Planning & Zoning Regulations – Article 10, Section 9**
- Affordable Housing Applications

Chairman Bill Johnson noted that there were not any members from the public present to speak.

Chairman Bill Johnson stated that at the Public Hearing on December 18th; Peter Olson prepared the final draft during the Public Hearing.

Harold Cosgrove questioned if Attorney Olson had included all the comments and changes that the commission had discussed.

Attorney Olson stated that at the last Public Hearing there was a memorandum that he had prepared and wanted to go through, but he was outvoted by the commission and directed to go through the regulations piece by piece instead. He stated that as they did that, he cross referenced his memorandum; therefore they covered all the questions and/or changes that the commission had asked him to address.

Harold Cosgrove questioned **Section 9.5.2** of the regulations.

Attorney Peter Olson stated that it is written in the final draft of the regulations.

Edna Cruz stated that she would like time to review the regulations with the changes.

Town Planner, Brian Miller stated that the commission could close the Public Hearing.

MOTION by Harold Cosgrove to close the Public Hearing. Second by Wayne Watt. All Ayes.

Chairman Bill Johnson questioned Attorney Olson whether or not any more changes could be made if any mistakes were found.

Attorney Olson stated that no more changes can be made. The commission would have to start the process again and schedule a new Public Hearing.

Attorney Olson stated that the commission would have to set an effective date, make finding that the regulations are in accordance with the Plan of Development of the Town, and make finding that the regulations are in accordance with the Town's Plan of Conservation and Development.

Attorney Olson and Town Planner, Brian Miller would be working on the resolution for the proposed regulations.

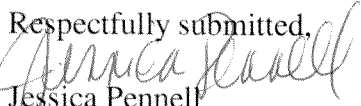
Secretary Pat Cocchiarella questioned that the commission is amending regulations and in the near future will be amending the Plan of Conservation and Development, he questioned if this was proper procedure.


Town Planner, Brian Miller stated that the proposed regulations would be consistent, with the 2007 Plan of Conservation and Development and will be consistent with the proposal that the commission will make for the revised Plan of Conservation and Development.

The commission, Town Planner, Brian Miller and Attorney Peter Olson discussed the effective date which will be included in the resolution.

ADJOURNMENT

Chairman Bill Johnson moved to adjourn the meeting at 7:16 PM. Second by Harold Cosgrove. All Ayes.

Respectfully submitted,

Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

13 MAR 14 AM 10:00
TOWN OF STAFFORD, CT

TOWN CLERK