

Planning and Zoning Commission

Minutes approved by
Commission
on _____.

Planning & Zoning Commission

Special Meeting Minutes

Thursday, May 23, 2013

4:30 PM

Room B

S.B. Church Memorial Town Hall

CALL TO ORDER

Chairman Bill Johnson called the Special Meeting of May 23, 2013 to order at 4:35 PM.

ROLL CALL

Present: Harold Cosgrove, Wayne Watt, Chairman Bill Johnson, Secretary Pat Cocchiarella and Alternate Joe Rasberry.

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

Also Present: Jessica Pennell, Administrative Secretary, Jeff Holzman, ZEO and Peter Olson, Land Use Attorney.

PLEDGE OF ALLEGIANCE

BUSINESS

1. **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**

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.

Accept application as complete and set Public Hearing date.

In the matter of Glendale at Oxford, LLC, Application Nos. Z-13-048a, Z-13-048b and Z-13-048c:

Secretary Pat Cocchiarella moved that:

- (a) the Commission reconsider its decision of May 21, 2013 not to accept the Applications; and
- (b) the Commission determine that inasmuch as the Application was received in the Zoning Office on April 15, 2013, the date of receipt of the Application was May 7, 2013, which was the day of the next regularly scheduled meeting of the Commission immediately following the day of submission, due to the cancellation of the Commission's regularly scheduled meeting on April 16, 2013.
- (c) the Commission acknowledge receipt of \$7,880.00 as the combined total application fees for these Applications, exclusive of fees for expert consultants which are to be determined and submitted prior to the opening of the public hearing; and
- (d) the Commission deem the Applications as complete; and
- (e) the Applications be scheduled for a joint Public Hearing to open on *June 20, 2013 at 7:00 P.M.*

Second by Harold Cosgrove.

All Ayes. Motion passed unanimously.

- 2. **Z-04-029 – Mountain Road Estates, LLC, Meadow Brook Estates, Great Hill Road –
– Phase III, Sheet G-8, Meadowbrook Road** (Site Plan Modification)

MOTION BY Secretary Pat Cocchiarella:

WHEREAS, The Oxford Planning & Zoning Commission has considered the testimony presented at a meeting held on May 21, 2013.

WHEREAS, information on the application was submitted, along with supporting information on file in the Planning & Zoning Department of the Town of Oxford.

BE IT RESOLVED, that based upon the application and testimony, this application is approved because it is in conformance with the Zoning Regulations of the Town of Oxford, specifically the criterion of Article 10, Section 10, of the Oxford Zoning Regulations.

- 1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
- 2. No substitute material shall be used without approval of the Planning & Zoning Commission and the Planning & Zoning Engineer.
- 3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
- 4. The applicant and their assigns must comply with all representations made at Planning & Zoning Commission meetings regarding this application.
- 5. All units shall have a level area extending at least 20' from the rear foundation of each unit with a maximum grade of 2%.
- 6. The final grading of construction of each unit shall be approved by the Zoning Enforcement Officer and Town Engineer to assure compliance with these conditions and all applicable

regulations.

7. The applicant must submit three complete copies of a complete set of plans of the entire development which reflect these conditions of approval, including an electronic copy.

Second by Wayne Watt. All Ayes. Motion passed unanimously

3. **Z-13-042 – Lot 6 Butternut Ridge Road (# 11), David & Kellie Steeves** (Special Permit request for height of home exceeding 35') (Article 5, Section 7 – Height)

MOTION BY Secretary Pat Cocchiarella:

WHEREAS, The Oxford Planning & Zoning Commission has considered the testimony presented at a Public Hearing held on May 21, 2013.

WHEREAS, information on the application was submitted, along with supporting information on file in the Planning & Zoning Department of the Town of Oxford;

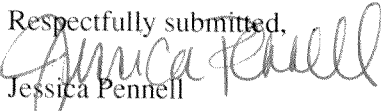
BE IT RESOLVED, that based upon the application and testimony, this application is approved because it is in conformance with the Zoning Regulations of the Town of Oxford, specifically the criterion of Article 5, Section 7 of the Oxford Zoning Regulations.


1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. No substitute material shall be used without approval of the Planning & Zoning Commission and the Planning & Zoning Commission Engineer.
3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
4. The applicant and their assigns must comply with all representations made at Planning & Zoning Meetings and Public Hearings regarding this application.
5. The applicant shall submit three complete copies of the set of plans which reflect these conditions of approval, including one electronic copy.

Second by Harold Cosgrove. All Ayes. Motion passed unanimously.

ADJOURNMENT

MOTION BY Secretary Pat Cocchiarella to adjourn the meeting at 5:05 P.M. **Second by Wayne Watt. All Ayes.**

Respectfully submitted,

Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

13 JUN -3 AM 10:19
TOWN OF OXFORD, CT

TOWN CLERK