



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

PUBLIC HEARINGS

Tuesday, May 19, 2015

7:00 PM

Main Meeting Room

PUBLIC HEARING ON THE FOLLOWING APPLICATIONS:

(Applications will be presented concurrently)

- 1.) **Z-15-012 – Proposed Zoning Map Amendment (Commercial to Residential) – Location: Map: 34 Block: 9 Lot: EV4 (Echo Valley Road) Owner: Mark & George Purington – Applicant: Mark Purington**
(PUBLIC HEARING scheduled for Tuesday, May 19, 2015 at 7:00 PM)
- 2.) **Z-15-013 – [RES/COMM] – Echo Valley Road - Map: 34 Block: 9 Lot: EV4**
Owner: Mark & George Purington – Applicant: Mark Purington
(Special Exception/Site Plan– Major Re-grade – approximately 2,400 cubic yards)
(PUBLIC HEARING scheduled for Tuesday, May 19, 2015 at 7:00 PM)

CALL TO ORDER

Chairman Carver opened the Public Hearings at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: John Kerwin, Pete Zbras, Harold Cosgrove, Glen Persson, Arnie Jensen, Tanya Carver and Pat Cocchiarella.

Not Present: Ed Rowland, Todd Romagna and Jeff Luff.

Staff Present: Jessica Pennell, Administrative Secretary, Steven S. Macary and Town Planner, Brian Miller.

SEATING OF ALTERNATES

Chairman Carver seated **Commission Alternate Pete Zbras**.

CHAIRMAN OUTLINES THE INENT OF THE PUBLIC HEARING & PROCEDURES

Chairman Carver outlined the Public Hearing Procedures. She called for any conflicts of interest from the Commission and the applicant.

Chairman Carver stated on the record that she was a tenant of the applicant's quite a few years back, and she has no conflict.

The applicant stated for the record that there are no conflicts.

Chairman Carver also noted that they will hear both applications concurrently.

Commission Secretary Cocchiarella read the Legal Notices for both Z-15-012 and Z-15-013.

Don Smith submitted for the record a picture of the sign placed on the property as well as the proof of mailings.

CORRESPONDENCE

APPLICANT PRESENTATION

Don Smith, Jr. P.E., 56 Greenwood Circle, Seymour represents the applicant, Mark Purington. He explained that they are requesting a zone change on a parcel that is currently zoned approximately 1/3 commercial and 2/3 residential. The applicant would like to change the commercial to residential in order to build a one family residence. He noted that the lot has no possible access from Oxford Road; the applicant would be building the home with access off Echo Valley Road. He explained that the driveway would be 750 feet long with the required 50x50 turnaround. He stated that the proposed grade is 15% which will be paved and fully bonded.

Commission Secretary Cocchiarella read a Memorandum dated 5/17/2015 from Town Planner, Brian Miller.

Don Smith replied to Mr. Miller's memo by stating he wanted to clarify that the parcel is 19.16 acres, and he takes exception to #5, given the topography of the site, there is no potential for a subdivision.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Cosgrove questioned if this is only one parcel of land and asked if Mr. Purington is planning to do anything off of Route 67.

Chairman Carver questioned the driveway and asked if the residential driveway would be crossing a commercial property.

Don Smith stated "no".

QUESTIONS/COMMENTS FROM THE PUBLIC

Walter Gadsby, 57 Chestnut Tree Hill Road questioned where the driveway is specifically and how close to their property lines this parcel is located. He also questioned if they would be doing any blasting.

Nancy Degree, 4 Evergreen Lane questioned where the house would be against her property to see the impact on her property.

Keith Dolyak, 2 Evergreen Lane, the impact and the location this will have in regards to his property.

Don Smith went through each address of the public who spoke, all the properties are more than 500 feet from the subject property. He also stated that at this point they have no intention of blasting, if blasting is necessary, it will not be significant.

Commission Alternate Kerwin stated that parcel 42 on the map looks like an easement.

Don Smith stated that parcel 42 is a conservation easement.

CONTINUE/CLOSE

MOTION BY Commission Secretary Cocchiarella to **RECESS** the Public Hearing on application **Z-15-013** to *June 2, 2015 at 7:10 PM*.

Second by Commissioner Cosgrove.

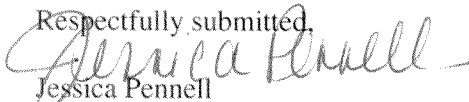
VOTE: All Ayes.


MOTION BY Commission Secretary Cocchiarella to **CLOSE** the Public Hearing on application **Z-15-012**.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

15 MAY 21 PM 12:35
TOWN RECORD, CT

TOWN CLERK