



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**

**PUBLIC HEARING MINUTES**

**Tuesday, June 2, 2015**

**7:00 PM**

**Main Meeting Room**

**CALL TO ORDER**

Acting Chairman Cocchiarella opened the Public Hearing at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** John Kerwin, Pete Zbras, Glen Persson, Arnie Jensen and Pat Cocchiarella.

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

**Absent:** Todd Romagna, Harold Cosgrove, Jeff Luff and Ed Rowland.

**SEATING OF ALTERNATES**

Acting Chairman Cocchiarella seated Alternate John Kerwin and Alternate Pete Zbras.

**PUBLIC HEARING PROCEDURES**

Acting Chairman Cocchiarella read the Public Hearing Procedures. He called for any conflicts of interest from the Commission. John Kerwin acknowledged that he knows Mr. Garrett Raymond, but has no conflict. There were no conflicts noted by the applicant.

Jessica Pennell, Administrative Secretary read the Call of the Meeting and the Legal Notice.

**APPLICATION:**

**Z-15-021 [RESA] – 1 Silano Drive – Owner: Garrett Raymond – Applicant: Lawrence Miller**  
(Special Exception – construct a Garage & Carport – 1,458 sq. ft.)

## CORRESPONDENCE

**Jessica Pennell, Administrative Secretary** read a memorandum dated 6/2/2015 prepared by Town Planner Brian Miller into the record.

## APPLICANT PRESENTATION

**Larry Miller, Contractor from Sandy Hook, CT** stated that he is the agent for the applicant. He explained that Mr. Raymond would like to build a garage and a carport totally 1,458 square feet. He explained that the garage and carport would have rustic siding and would be an extension of the aesthetic of the house currently on the property. It was also noted that the garage and carport would have asphalt shingles.

## QUESTIONS/COMMENTS FROM THE COMMISSION

**Alternate Commissioner Zbras** questioned if there would be any car repairs on site.

**Larry Miller** stated that Mr. Raymond would be working on his own personal vehicles.

## QUESTIONS/COMMENTS FROM THE PUBLIC

**Kevin O'Driscoll, 3 Crozier Court** voiced some concerns about the usage of the garage and carport and that currently there are a lot of dogs barking. He also mentioned the visibility to the road and his own property.

**Joanne Cinicola, 3 Silano Road** also voiced concerns about the proximity of the proposed garage and carport to her property.

Both members of the audience were invited up to examine the site plan that was provided to the Commission. They briefly reviewed the plan with the Commission members.

**Acting Chairman Cocchiarella** noted that homeowners building within a subdivision with deed restrictions have to be aware of the restrictions imposed upon them by their deeds. He also noted that Planning & Zoning does not enforce the deed restrictions on subdivision lots.

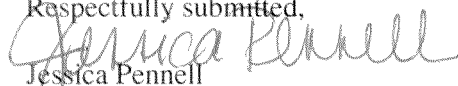
## CONTINUE/CLOSE

**MOTION BY Alternate Commissioner Kerwin to CLOSE** this Public Hearing.

**Second by Commissioner Jensen.**

**VOTE:** All (4) Ayes.

Respectfully submitted,



Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

15 JUN 17 PM 12:29  
TOWN CLERK  
Cocchiarella & West