



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

Planning & Zoning Commission

Regular Meeting Minutes
Tuesday, November 17, 2015
7:30 PM
Oxford Town Hall
Main Meeting Room

CALL TO ORDER

Chairman Arnie Jensen called the Regular Meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: John Kerwin, Pete Zbras, Harold Cosgrove, Bob Costigan, Glen Persson, Arnie Jensen, Jeff Luff, Pat Cocchiarella and Todd Romagna.

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

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

AMENDMENTS TO THE AGENDA

MOTION BY Commission Secretary Pat Cocchiarella to amend the agenda to add Zoning Application Z-15-185 as New Business #1.

Second by Commissioner Harold Cosgrove.

VOTE: All (7) Ayes.

AUDIENCE OF CITIZENS

CORRESPONDENCE

Commission Secretary Pat Cocchiarella read the following correspondence into the record and noted that it is on file in the Planning & Zoning Department during Regular Business hours.

- a. Letter dated 10/20/2015 from Christopher J. Smith
Re: Preliminary Discussion of Amendment to Oxford Greens' Conceptual Plan
- b. CT Federation of Planning & Zoning Agencies Quarterly Newsletter – Fall 2015
- c. Memorandum dated 11/9/2015 from the Selectmen's Office
Re: Appointments/Re-Appointments

OLD BUSINESS

1. **Extension Request – Z-10-011 – Central Park Associates, LLC – 94 Christian Street & Larkey Road** (8-30g Application) (Site Plan Modification)

MOTION BY Commissioner Harold Cosgrove to table this item.

Second by Vice Chairman Jeff Luff.

VOTE: All (7) Ayes.

2. **Z-14-003 (Glendale at Oxford) "Canterbury Estates"** – Review and approve "*Declaration of Canterbury Estates, Oxford, Connecticut*" – (Condition #39 of Final Approval)

MOTION BY Commission Secretary Pat Cocchiarella to table this item.

Second by Commissioner Harold Cosgrove.

VOTE: All (7) Ayes.

NEW BUSINESS

1. **Z-15-185 – 248 Oxford Road – Owner: Giansanti Realty, LLC – Applicant: Jewell Kulas d/b/a "Fabulous Fashions and Consignments"** (Use Permit & Sign Permit)

Jewell Kulas of 73 Johnson Avenue, Seymour stated that she is leasing space located at 35 Old State Road (Pleasant Valley Plaza). She explained that she was opening a consignment shop which would be open Tuesday thru Sunday from 9 AM to 4 PM. She also noted that she would be utilizing the existing sign.

MOTION BY Commission Secretary Cocchiarella to **APPROVE** application **Z-15-185** for a Use Permit and Sign Permit based on the Statement of Use dated 11/16/15 and Sign Rendering dated 11/17/15 with the following conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings regarding this application.
2. Compliance with the Statement of Use dated 11/16/2015.
3. Compliance with the P.D.D.H.'s approval dated 11/17/2015.
4. Compliance with the OCCIWA approval dated 11/17/2015.
5. Per Article 3, Section 3.19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.
6. Compliance with the Oxford Zoning Regulations as of this date.

Second by Commissioner Harold Cosgrove.

VOTE: All (7) Ayes.

BOND RELEASES

1. Central Park Associates – Bond Release Request (***TABLED***)

ZONING ENFORCEMENT

1. Commission discussion with ZEO regarding various items, complaints and zoning violations.

The Commission did not discuss any current items regarding Zoning Enforcement.

APPROVAL OF MINUTES

MOTION BY Commission Secretary Pat Cocchiarella to table the following minutes:

1. October 6, 2015 Regular Meeting Minutes
2. November 9, 2015 Special Meeting Minutes

Second by Vice Chairman Jeff Luff.

VOTE: All (7) Ayes.

INVOICES

1. Court Reporters Office - Invoice dated 11/9/2015 (Garden Homes)

MOTION BY Commissioner Harold Cosgrove to approve Invoice #1.

Second by Commission Secretary Pat Cocchiarella.

VOTE: All (7) Ayes.

OTHER BUSINESS

1. Invitation to Workshop on “How to Ace Your MS4 Report Card”
(See enclosed letter for details)
2. Approve 2016 Regular Meeting Schedule (Chairman & Secretary Signatures required)

MOTION BY Commissioner Harold Cosgrove to approve the 2016 Regular Meeting Schedule as presented.

Second by Vice Chairman Jeff Luff.

VOTE: All (7) Ayes.

3. Any other business the Commission deems necessary for discussion.

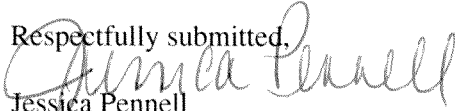
ADJOURNMENT

MOTION BY Commissioner Harold Cosgrove to adjourn the meeting at 8:05 PM.

Second by Vice Chairman Jeff Luff.


VOTE: All (7) Ayes.

Respectfully submitted,


Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

15 NOV 19 PM 4:50
TOWN OF OXFORD, CT

TOWN CLERK