

TOWN OF OXFORD
PLANNING & ZONING COMMISSION
 S.B. Church Memorial Town Hall
 486 Oxford Road, Oxford, Connecticut 06478-1298
 Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov
www.Oxford-CT.gov



Planning & Zoning Commission
Regular Meeting Minutes
 Tuesday, March 5, 2024
 7:30 PM – Main Meeting Room
 S.B. Church Memorial Town Hall

I Call to Order

Chairman Pat Cocchiarella called the meeting to order at 7:30 PM.

II. Pledge of Allegiance

III. Roll Call

Commissioner/Alternate	
Sara Locke	Present
Kathleen Lori	Present
Diamond Rosa	Present
Josh Dykstra	Present
Dan Wall	Present
Pete Zbras	Present
Pat Cocchiarella	Present
Carl Bouchard	Present
Ed Rowland	Absent
Jason Swan	Present
Staff Present:	
Jessica Pennell	Present
Steve Macary	Present
Kevin McSherry	Present

IV. Seating of Alternates – No alternates were seated.

V. Chairman Comments – The Chairman made no comments at this time.

VI. Approval of Minutes

a. 2/20/24 Regular Meeting Minutes

MOTION BY Commission Secretary Carl Bouchard to approve the 2/20/24 minutes as presented. **Second by Commissioner Jason Swan. All (6) Ayes. Motion passed unanimously.**

VII. Audience of Citizens – None

VIII. Public Hearing – Recessed from 2/20/24

Recessed Hearing Scheduled for 3/5/24 during the Regular Meeting:

1. **Z-23-205 [RESA] - 81 Newgate Road** - Owner & Applicant: Marc Deslauriers, 81 Newgate Road, Oxford, CT (Special Exception - Article 10, Section 10.13 - Farm Events)

Marc Deslauriers, applicant, 81 Newgate Road reiterated that he has applied for a Special Exception under the Farm Events regulations. He explained that the letter from his engineer, Brian Nesteriak regarding the septic and parking. He also noted that regarding the buildings that were in question, he has received his building permit approvals from the Building Official.

Commission Secretary Carl Bouchard read the following items into the record during the public hearing:

- a. Letter dated 2/23/24 from Brian Nesteriak, P.E., L.S. Re: Septic System suitability for Driveway at 81 Newgate Road
- b. Letter dated 3/5/24 from Marcia Franko
- c. Email received 2/22/24 from Erik Granato to Steve Macary, ZEO regarding the septic system in relation to the parking areas.
- d. Email received 2/22/24 from Erik Granato to Chairman Pat Cocchiarella and Steve Macary, ZEO with questions he asked at the 2/20/24 Public Hearing.

Chairman Pat Cocchiarella addressed all the questions submitted by Mr. Granato in his email from 2/22/24.

There was a brief discussion regarding Mr. Granato's question regarding why the safety feature was removed; Mr. Granato clarified his question.

Chairman Pat Cocchiarella answered the rest of the questions in order.

Chairman Pat Cocchiarella asked if there was anyone in the audience that would like to speak.

Public Comments on the application:

Erik Granato, 37 Reality Road, handed out a 22-page presentation to the Commission. He then gave a brief overview of each page. The document is attached to these minutes. (Attachment A)

Jennifer Camarro, 37 Reality Road, spoke in opposition of the application, and asked questions regarding what constitutes farm activity, hours of operation, and if events will be allowed on consecutive days.

Chairman Pat Cocchiarella noted that some of her questions are addressed in the regulation.

Ms. Camarro made comments directed at the Chairman regarding him having a personal investment in this application.

Chairman Pat Cocchiarella asked her directly if she was accusing him of being biased.

Ms. Camarro stated that she is making that accusation.

Commissioner Pete Zbras made comments regarding Ms. Camarro and Mr. Granato's initial complaint about the noise, and noted that the Chairman worked to get a regulation in place that would allow the Commission some control over the very events the complaint included.

There was further discussion and clarification of the regulation regarding, the number of events per year, and the approval process for each event. It was noted that the events will be approved administratively by the Zoning Enforcement Officer, and, in the case of any change to ingress/egress, an updated letter from the Fire Marshal.

Attorney McSherry also added that the application includes the requirement of a Special Exception, which gives the Commission the ability to impose additional conditions in the approval.

Motion by Commission Secretary Carl Bouchard to close the hearing.

Second by Vice-Chairman Dan Wall. All (7) Ayes.

Motion passed unanimously.

Chairman Pat Cocchiarella noted that the Commission has sixty-five days to render a decision on the application.

IX. Regular Meeting Business

A. Amendments to the Agenda

Motion by Commission Secretary Carl Bouchard to amend the agenda to add correspondence from the Town Clerk's Office as Item (a) under Correspondence.

Second by Vice-Chairman Dan Wall. All (7) Ayes.

Motion passed unanimously.

B. Correspondence

- a. Letter dated 3/4/24 to the Board of Selectmen from Linda McKane, Assistant Town Clerk

Re: Resignation of Commissioner Ed Rowland

Commission Secretary Carl Bouchard read the correspondence into the record.

C. Old Business

- 1. Bond Release Requests – Pulte Homes – Phase 4 and Phase 4 East
(Awaiting review report from Jim Galligan)

Commission Secretary Carl Bouchard read the following letter from Jim Galligan, Planning & Zoning Engineer.

Commission Secretary Carl Bouchard read the following letter from Jim Galligan, Planning & Zoning Engineer.

- a. Letter dated 2/23/24 from Jim Galligan, Planning & Zoning Engineer

Motion by Vice-Chairman Dan Wall to make a favorable recommendation to the Board of Selectmen to release the Performance Bond, Surety Bond No. 9294946074, in the amount of \$100,000.00 for Oxford Greens-Pulte Homes, Phase 4, as requested by Tony Schumann in his letter dated 12/19/23. This recommendation was based on the final review letter, dated 2/23/24, from James H. Galligan, Planning & Zoning Engineer.

Second by Commissioner Joshua Dykstra. All (7) Ayes.

Motion passed unanimously.

- 2. Bond Release Request - Site Plan Bond – Markim Center (a/k/a Oxford Towne Center/Quarry Walk) (Awaiting final review report from Jim Galligan)

No action taken at this time.

D. New Business – None

E. Zoning Enforcement

- a. Approved Use Permits
- b. Complaints/Enforcement Actions

There was a brief discussion regarding the lighting from a sign located at Dunkin, and the effect on the surrounding properties. Mr. Macary and the Commission discussed how to remedy the lighting issue.

Steve Macary, ZEO stated that he has an applicant that will be coming to the next meeting to discuss a use permit.

F. Invoices – None

G. Other Business

- a. Discussion with possible action on Audio/Visual Equipment for the Main Meeting Room.

Commissioner Pete Zbras explained the research he has been doing, as well as the meetings he has been having with contractors to install audio/visual equipment in the main meeting room. He noted that he attended the last Board of Selectmen's meeting and was told by the First Selectman to have the Commission vote to send this item to the Board of Selectmen.

Commissioners had some questions regarding the training for the use of the equipment, and it was noted that the training would be for those who have to set up the system for meetings.

Motion by Chairman Pat Cocchiarella to forward the proposed estimate from Power Shield, in the amount of \$32,450.00, to the Board of Selectmen with the participation of Commissioner Pete Zbras, and Attorney McSherry.

b. Status Update on the Affordable Housing Plan

Chairman Pat Cocchiarella explained that the Affordable Housing Plan is still being handled by the Board of Selectmen.

c. Discussion with possible action on setting a public hearing for the proposed Cannabis Regulations.

Jessica Pennell, Coordinator noted that the moratorium on the Cannabis Establishments and Regulations expires on 4/2/24. The suggestion was to set a public hearing for the Cannabis regulations for Tuesday, April 2, 2024.

Motion by Commission Secretary Carl Bouchard to set a public hearing on the proposed cannabis regulations for Tuesday, April 2, 2024 at 7:30 PM.

Second by Commissioner Joshua Dykstra. All (6) Ayes.

Motion passed unanimously.

There was a brief discussion on the Accessory Dwelling Unit regulations, and some discrepancies with the current regulations, and possible amendments that need to be made for clarification. Commissioners agreed to take this up at a future meeting.

H. Adjournment

Motion by Commissioner Joshua Dykstra to adjourn the meeting at 8:44 PM.

Second by Vice-Chairman Dan Wall. All (6) Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

2024 MAR 21 P 3:49
TOWN OF OXFORD, CT
J. Pennell

Received
13/5/24

PH.



(Attachment A)

Do you have the answers?

Old Business

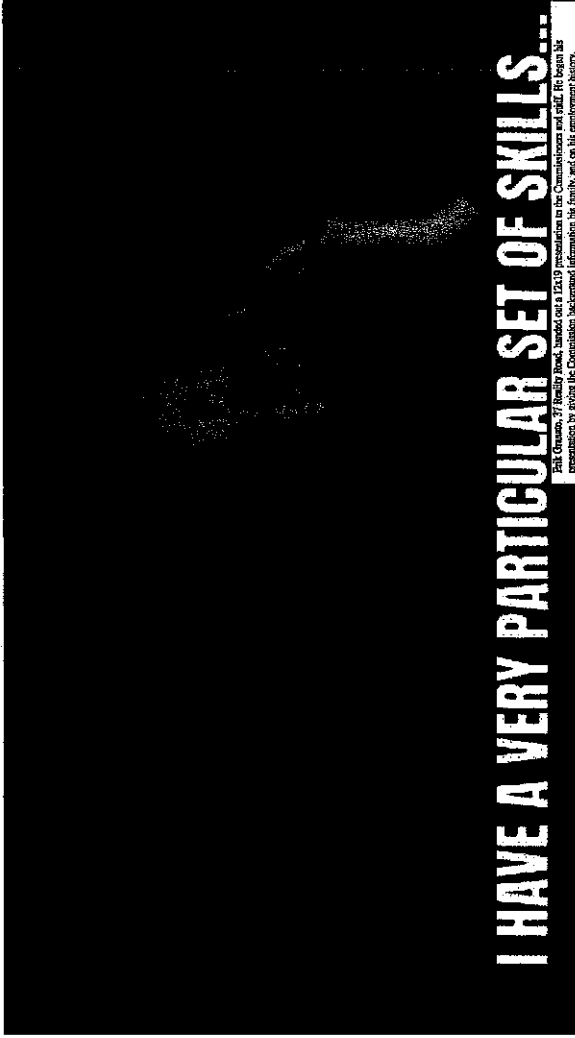


Seeking answers to questions asked at the Feb 20th meeting.

Old Business
Feb 20th Meeting
Feb 20th Meeting

Questions asked at the Feb 20th meeting:

- 1. How does the Commission plan to address the issue of the 20th meeting?
- 2. How does the Commission plan to address the issue of the 20th meeting?
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- 9. How does the Commission plan to address the issue of the 20th meeting?
- 10. How does the Commission plan to address the issue of the 20th meeting?



I informed everyone at the last meeting about my background, I did this, so that you can understand, that I was paid to find and exploit, the short comings and vulnerabilities of institutions and others, and, when necessary, use it against them.

I also have an rich background in marketing, and a dark sense of humor.
Tonight you will witness the combination of all those skills.

The chickens have come home to roost.



God gave us 2 ears and one mouth, so we can listen twice as much as we speak.

Someone has repeatedly said at previous meetings "People can't complain about this regulation because the time to act was when this started." Well two things about that. I was the one who started it, and I have the ABILITY, MOTIVATION and ATTITUDE to finish it. Wild horses can not drag me away.

And the second thing, I have always said. "This is not about the regs, it's about the owners of 81 Newgate and the illusion they have created to construct a commercial wedding venue on residential land."

They paved paradise and put up a parking lot



HAY

THERE

If events are May 1st to October 31st. When will the hay grow?

Hay is a grass or grass-like plant that is cut and dried to be used as animal feed. It is a staple food for many farm animals, including horses, cattle, and sheep. Hay is typically cut in the summer months and is stored in large piles or bales. The quality of the hay is important for the health of the animals that eat it. Hay is also used as a mulch in gardens and as a bedding material for animals.

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<https://tractorfeeddirect.com/blog/when-to-cut-your-hay/>

I read up on different hays and grow times.

Hay is traditional cut the middle of May.

Second cut happens 6 to 8 weeks after the 1st cut.

May 1 is Open Season for farm events and 2 months later is prime wedding season

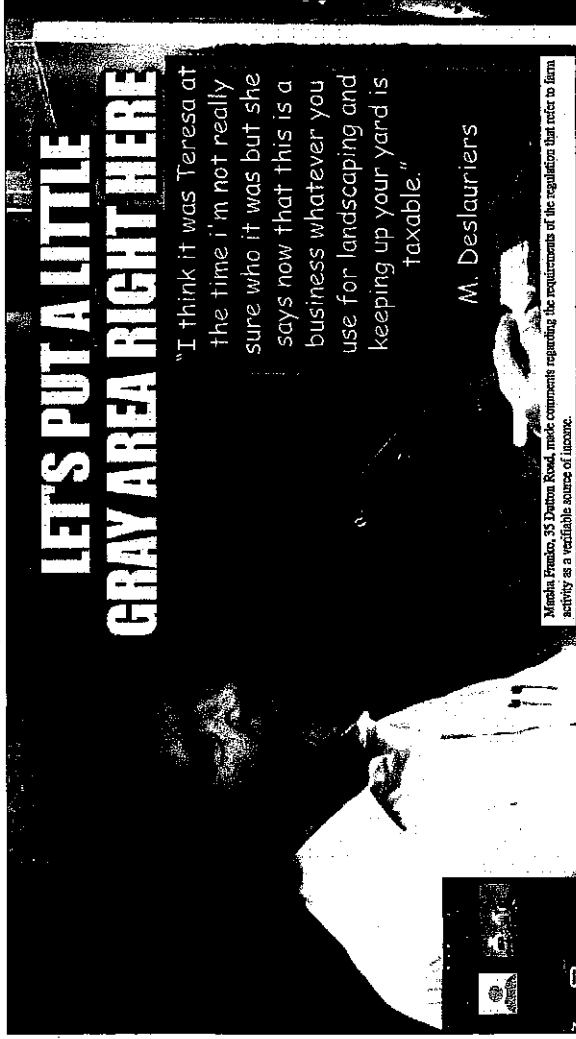
How is hay going to grow if every other weekend you are parking cars on the hay field?

The Hay field has turned into a parking lot.

SLOW:

If you approve 81 Newgates requests to become a wedding venue, what you will be sanctioning is the destruction of a farm that they are trying to "protect" because they have converted it into a commercial wedding facility.

We are apart of an attempt to slide a commercial catering venue under the rubric of claims it's of agricultural use, when in reality its not.



LET'S PUT A LITTLE GRAY AREA RIGHT HERE

"I think it was Teresa at the time I'm not really sure who it was but she says now that this is a business whatever you use for landscaping and keeping up your yard is taxable."

M. Deslauriers

Maria Prado, 35 Dutton Road, made comments regarding the requirements of the regulation that refer to farm activity as a verifiable source of income.

On 6/16/21 during the meeting with the owners of 781 Newgate and the commission this was said.

Can someone answer if Teresa was qualified professionally to give this advise on how to fill out the bare minimum in order to qualify as a business?

[illegible]

7. Is a person engaged in the business of boarding horses owned by others eligible for a *Farmer Tax Exemption Permit*? Yes. Agricultural production includes the raising, feeding, caring for, showing, training, or management of livestock, including horses. Therefore, a farmer who boards or trains horses and who meets the requirements listed in Question 1 may qualify for an exemption permit. However, the income from giving riding lessons or providing rough board, which does not include the feeding and care of horses, does not qualify for the exemption. *See* *Regulation 1.163-2(c)(1)(ii)(B)(3)*.

[illegible][illegible]

■ **Gifts will not be taxed:** To ensure the broadness of the tax base doesn't impact our lower-income households, Congress must propose to retain exemptions for basic needs, such as food and prescription drugs. But eliminate most other exemptions currently on the books—for example, exemptions for horse boarding, boat storage or the rental of a campsite. **There is no rhyme or reason to many of these exemptions, and they artificially manipulate the tax base.**

THAT'S NOT HOW ANY OF THIS WORKS

 ∞

[illegible]

I heard the commissioner say last meeting "if it says farm or forest on the land record, then its a farm regardless. I did the math.

Include 2023 in these numbers and that total is now over a million dollars in new assessments since 2021.

In farming terms, this is separating the wheat from the chaff.

Oxford doesn't deserve to be treated like this.

This is why its imperative to trust but verify.

How Much Does a Barn Wedding Venue Cost?



RAYMOND	
Friday	\$7,500
Sat	\$8,500
Sunday	\$6,000

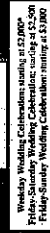


THE BARN AT OXFORD	
Wedding (Friday-Sunday)	\$10,500.00
Shared Fee w/ Not Included (S/S/S)	\$4,000.00
Base (The Barn Event) (Non-Refundable)	\$750.00
Security Deposit (Refundable After Event)	\$250.00
Total Event Total	\$15,500.00

Tammy Lyngaquist
 "We just are sharing, our property"
 At \$5,000.00 per event:
 2022 One Event \$ 5,000.00
 2021 Six Events \$ 30,000.00
 2020 Three Events \$ 15,000.00



Wedding/Large Event – Starting in 2024
 • Venue Fee: \$3500



Weekly Wedding Celebrations: \$3,000
 Friday-Sunday Wedding Celebrations: starting at \$2,500
 Friday-Sunday Wedding Celebrations: starting at \$3,000

Someone needs to explain to me how the Town of Oxford will be living high on the hog from the benefits of a business that doesn't give back to the town?

Everything is sourced from businesses outside of Oxford.

The Labor, the food, the salt and pepper shakers, even the insurance company is based in California.

It's all rental property now.

This slide shows the range a venue can cost in CT.

Presented at the 1994 Meeting of the American Society of Human Genetics

President & Section Committees
Regular Meeting Agenda
Tuesday, February 1, 2011
7:30 PM - Main Meeting Room
9:30 - Check-in Main Meeting Room

(New Section 3.1.1; Article 10 (New) Section 6.1.2, (Amended) Article 3.2.1)

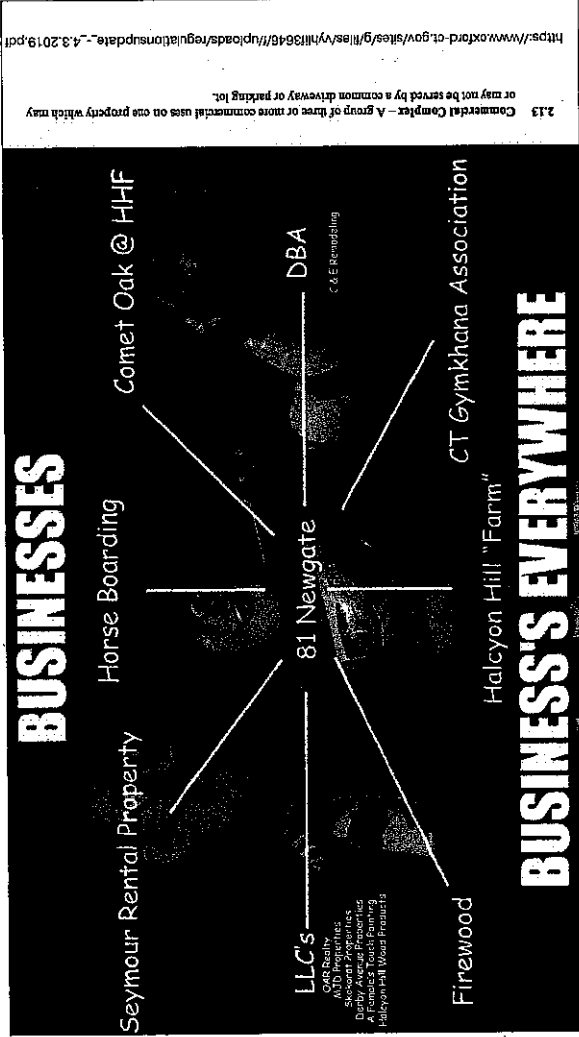
[illegible]

It's not a farm

HOW TO

It's not a farm

Why is this meeting not for Halcyon Hill Farm? Other business in town list their company name.
This is once again Personal, not business.



Planning and Zoning Says a commercial complex is one that has 3 or more Companies at 1 address.

81 Newgate is being used as a commercial complex in a residential area.

Who are these people?

People Living at
81 Newgate Rd, 06478

Donna Collina
 Oxford, CT
 Age: 62
 Full Name: DONNA H COLLINA
 Current Home Address:
 81 Newgate Rd
 Oxford, CT 06478

Cheryl Cancoll
 Oxford, CT
 Age: 58
 Current Home Address:
 81 Newgate Rd
 Oxford, CT 06478

Nicholas Angiolo
 Oxford, CT
 Age: 31
 Current Home Address:
 81 Newgate Rd
 Oxford, CT 06478

Unda Greco
 Oxford, CT
 Age: 71
 Full Name: UNDINA H COLLINA
 Current Home Address:
 81 Newgate Rd
 Oxford, CT 06478

Connecticut Association
 81 Newgate Rd
 Oxford, CT
 06478-574

Secretary of the State of Connecticut
 Certificate of Identification/Production

Who is living in this RV?

Who is photographically identifying these people? - 06478

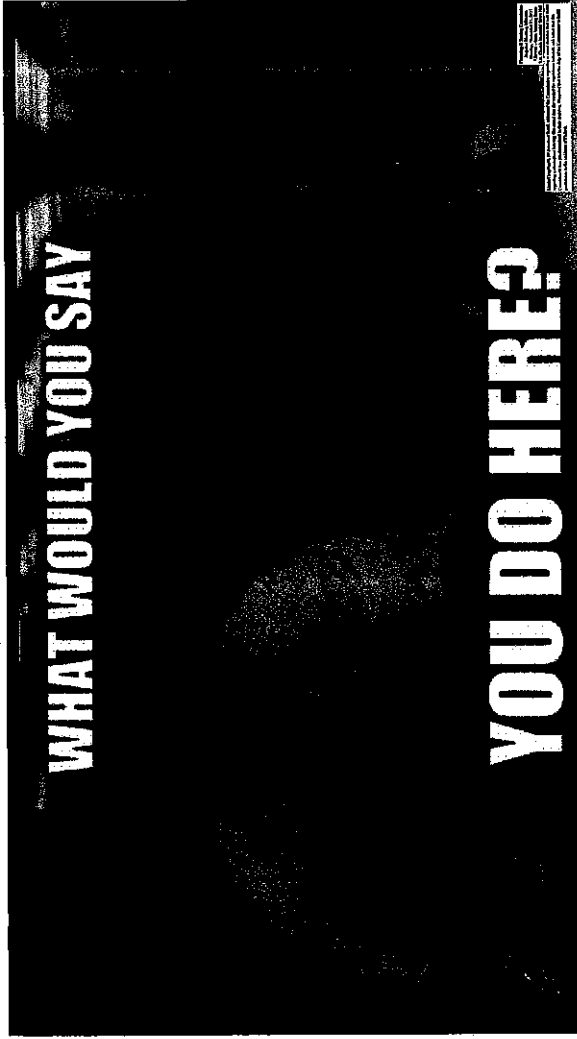
Who are these people?

Do any of these people own any of the horses, or assets associated with 81 Newgate?

According to our towns Facebook groups Donna Collins owns and runs this boarding facility maybe with Jennifer Wendel and

Donna Collins?

How many businesses and people live and get mail here?



I know that some of you have been privy, for the last 3 years, to the information I've collectively presented to all of you here.

You have the power to set the example, please put this out to pasture, before it normalizes more bad behavior.

Anyone who votes in favor for this, after all that you have seen and heard, well, I can only lead a horse to water, I can't make them drink. If you are in favor, then you will forever be associated with creating what you have now normalized, instead of upholding the oath you pledged to the position. That decision will further degrading the confidence of the residents of Oxford.



Those who oppose, clearly see this equates to stolen valor from real farms.

Vote Nay.

Thank you, I'm gonna hit the trail now, I have to see a man about a horse.

