

TOWN OF OXFORD

PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall

486 Oxford Road, Oxford, Connecticut 06478-1298

www.Oxford-CT.gov



Regular Meeting Minutes

Tuesday, September 18, 2018

7:30 PM

Main Meeting Room

S.B. Church Memorial Town Hall

CALL TO ORDER

Chairman Jeff Luff called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Arnie Jensen
Pete Zbras
Jeff Luff
Dan Wall (arrived at 7:36 PM)
Tanya Carver
John Kerwin
Greg Wanamaker

Not Present:

Bob Costigan

Staff Present:

Jessica Pennell

SEATING OF ALTERNATES

Chairman Jeff Luff seated Alternate Greg Wanamaker.

CORRESPONDENCE

AMENDMENTS TO THE AGENDA

AUDIENCE OF CITIZENS

(Items not listed on the Regular Meeting Agenda)

Nil Guillet, 2 Douglas Drive discussed concerns he has regarding a house on Riggs Street. He noted that the house was purchased and he heard it will be used for a business. He also noted that it was non-conforming and since the porch was recently enclosed, the owner expanded the non-conformity by adding to the footprint.

Chairman Jeff Luff explained that the house is in a residential zone, and it is not a business. He also stated that there is no current application pending for an business at that address.

Commission Secretary Pat Cocchiarella stated for the record that he listened to the audio file of the 9/4/18 Regular Meeting.

NEW BUSINESS

1. **Z-18-262 [IND] 20 North Larkey Road** – (Proposed Building & Contractor's Yard)

Owner: Andy Turmel, 57 Pope Road, Oxford, CT

Applicant: R D Holding, LLC, 460 Main St. S., Bethlehem, CT

- a. Application dated 9/11/18.
- b. Statement of Use dated 9/11/18.

Commissioners decided that this application would need to submit a request for a Special Permit for the Contractor's Yard.

MOTION BY Commission Secretary Pat Cocchiarella to set a Public Hearing for 10/2/18.

Second by Commissioner Tanya Carver.

All (6) Ayes.

Motion passed 6-0.

OLD BUSINESS

1. **Z-18-250 [MIHD] Christian Street & Jack's Hill Road - "Canterbury Estates"**

(Application for a Site Plan Modification)

Owner & Applicant: Glendale at Oxford, LLC, 1137 Seaview Avenue, Bridgeport, CT

MOTION BY Commissioner Tanya Carver to table this application.

Second by Commission Secretary Pat Cocchiarella.

All (6) Ayes.

Motion passed unanimously.

ZONING ENFORCEMENT (Report of the ZEO)

Commissioner Pete Zbras stated that he has been to the property located at **241 Oxford Road**, and the owner is making progress. He requested the Commission send a letter to the property owner, stating that they will give him another 30 days complete the clean up.

Chairman Jeff Luff asked that Vice Chairman Arnie Jensen lead the conversation regarding this property. Chairman Jeff Luff is an abutting property owner.

Commissioners requested that staff send the property owner a letter.

APPROVAL OF MINUTES

MOTION BY Commissioner Tanya Carver to approve the following minutes as presented:

1. August 7, 2018 – Regular Meeting
2. August 21, 2018 – Regular Meeting
3. September 4, 2018 – PH & Regular Meeting

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

INVOICES

OTHER BUSINESS

1. Updates to the Zoning Regulations.
2. Any other business the Commission deems necessary for discussion.

a. **Commissioner Tanya Carver** noted that she has a concern in the parking lot at Market 32. She stated that she almost got hit, there is no actual “STOP” sign, at the intersection of the Goodwill and the main parking lot of Market 32.

Commissioners had a brief discussion regarding the final approved site plan, and the layout of the intersection.

b. Discussion **Regarding Fees: Z-18-194 [IND] Lot 5B Commerce Drive**
Damasceno's Landscapes & Construction, LLC, Shelton, CT
(Contractor's Yard - Site Plan for a ±22,100 sq. ft. building).

Chairman Jeff Luff stated that Steven S. Macary, ZEO had spoken to him about this item. Commissioners agreed that there is not enough information for them to take action at this time.

MOTION BY Commission Secretary Pat Cocchiarella to table this item to the next meeting.

Second by Vice Chairman Arnie Jensen.

All (6) Ayes.

Motion passed unanimously.

ADJOURNMENT

MOTION BY Commissioner Pete Zbras to adjourn the meeting at 8:05 PM.

Second by Commissioner John Kerwin.

All (6) Ayes.

Motion passed unanimously.

Respectfully submitted,

Jessica Pennell

Jessica Pennell,

P&Z Coordinator

Planning & Zoning Commission

18 SEP 25 PM 4:39
TOWN OF OXFORD, CT
Gregory A. Clark
TOWN CLERK