



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

Planning & Zoning Commission
Regular Meeting Minutes
Tuesday, May 5, 2020
7:30 P.M. - Online/Remote Meeting

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Mary LoPresti, John Kerwin, Dave Sauter, Pete Zbras, Jeff Luff, Pat Cocchiarella, Dan Wall, and Brett Olbrys.

Also Present: Steven S. Macary, ZEO, Jessica Pennell, Coordinator, and Keith Rosenfeld, Municipal Planner.

IV. SEATING OF ALTERNATES - No Alternates were seated.

V. PUBLIC HEARINGS

A. Continued Public Hearings:

Chairman Jeff Luff explained that this Public Hearing has been postponed to May 19, 2020.

Z-20-010 [RESA] - 403/407/411 Roosevelt Drive - New Haven Rowing Club

Owner: New Haven Rowing Club, Inc. - **Applicant:** Stuart Lathers Associates, LLC
(Special Permit - Non-Commercial Recreational Use)

B. New Public Hearings - NONE

C. Future Public Hearings:

FUTURE PUBLIC HEARINGS - Scheduled for May 19, 2020

Z-20-031 IND] - 10 Fox Hollow Road, aka Lot 5 Fox Hollow Road - Owner: York Machinery South Inc., 160 Warren Avenue, Westbrook, ME - **Applicant:** Chadwick-Baross, Inc., 10 Fox Hollow Road (Special Exception/Public Hearing Waiver Request) (Change of Use)

Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr. - **Applicant:** Matthey Mihaly, Booth Hill Road, Trumbull, CT (Re-subdivision of Lot #2)

- a. Request to waive the requirement for Open Space

Z-20-035A [COMM] - 248 Oxford Road - Owner: T & J Realty, 3333 Main Street, Stratford - **Applicant:** The Boar's Nest/Ox Axe Co., LLC (Special Exception - Article 7, Section 7.3.16 - Sale of Alcoholic Beverages)

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

B. Audience of Citizens

Alan Goldstone, 27 Silano Drive spoke about the enforcement action and fines that he has been charged for the vehicles parked on his property.

Chairman Jeff Luff stated that if Mr. Goldstone has proof that the vehicles are registered, he should send it to the Zoning Enforcement Officer.

Vice-Chairman John Kerwin noted that this item is on the agenda under Zoning Enforcement.

Chairman Jeff Luff stated that the item on agenda for an enforcement action taken regarding the violation on the property.

Alan Goldstone, 27 Silano Drive stated that the vehicles on the property were registered, and he is still receiving letters and actions from the Zoning Enforcement Officer. He explained that he has made an attempt to correct the problem and has all the documentation.

Chairman Jeff Luff stated that if all the vehicles are registered, Mr. Goldstone could send in the proof of registration and the Commission will stop action.

Mr. Goldstone stated that not all the vehicles are registered and that with the current situation he cannot register the vehicles because everything is closed.

Vice-Chairman John Kerwin noted that Mr. Goldstone, in his correspondence, admitted that he is storing vehicles on his property. He noted that it is a residential property, and business vehicles cannot be stored at a residence. He also explained that, whether the vehicles are registered or not, they are not personal vehicles.

Mr. Goldstone stated that he is the owner of a business.

Vice-Chairman John Kerwin stated that his business is not run out of his house, cannot be used to store business vehicles.

Mr. Goldstone asked the Commission what he should do.

Vice-Chairman John Kerwin suggested bringing the vehicles somewhere to be stored.

Mr. Goldstone brought up the fines that he was charged for the violation.

Chairman Jeff Luff stated that Mr. Goldstone needs to show that the vehicles are registered. He noted that the Commission put a Cease & Desist on the property and it is Mr. Goldstone's responsibility to fix the problem. He stated that if Mr. Goldstone provides proof of registration, the Commission can deliberate, and make a decision when to stop action.

Mr. Goldstone stated that the Commission is fining him on something he cannot correct.

Vice-Chairman John Kerwin stated that the vehicles have been there for a year, if not longer, and they asked him to remove the vehicles to bring his property into compliance with the regulations.

Mr. Goldstone stated that the Commission told him that if he made an attempt to fix the problem, that would be sufficient.

Chairman Jeff Luff stated that if he provides the documentation to the Zoning Enforcement Officer, and shows that he has complied with the Cease & Desist, the violation will stop.

Mr. Goldstone stated that he knows of other houses that are also in violation.

Chairman Jeff Luff stated that he could contact the Zoning Enforcement Officer and file a formal complaint.

C. Correspondence - NONE

D. Old Business – Matters on which a Public Hearing was held - NONE

E. Old Business – Other Matters

Z-20-033 [IND] - Lot 1R Pheasant Run Road - Owner & Applicant: 589 Investments, LLC, P.O. Box 506, Oxford, CT (Public Hearing Waiver Request) (Excavation - 13, 320 cubic yards of material)

- a. Request to waive the Public Hearing for major Re-grading
- b. Review letter from Jim Galligan, P&Z Engineer

Chairman Jeff Luff read a letter submitted by Jim Galligan, P&Z Engineer.

Commissioners discussed whether or not the Commission should waive the public hearing, as requested by the applicant. The Commission reviewed the amount of material to be excavated, and taken off site, the number of truckloads per day, and the truck route.

The Commission scheduled a Public Hearing for **Tuesday, June 2, 2020, at 7:30 PM.**

F. New Business – Schedule a Public Hearing - NONE

G. New Business – Other - NONE

H. Zoning Enforcement

1. 317 Riggs Street - Vehicles

Chairman Jeff Luff stated that the property is owned by Matt Zaloumis, and there is an approval for property located at 315 Riggs Street; there is no approval for 317 Riggs Street. He also noted that the approval for 315 Riggs Street allows for four vehicles to be parked outside at one time. He noted that there are more than four vehicles being stored on the property.

Commission Secretary Pat Cocchiarella questioned if the Zoning Enforcement Officer has sent the owner a Cease & Desist for the vehicles.

Steve Macary, Zoning Enforcement Officer, stated that he sent the owner a Cease & Desist. He noted that he spoke to Mr. Zaloumis and was told that either the vehicles will be registered or, removed from the property. He also stated that Mr. Zaloumis questioned if he could get a permit for the property that would allow him to store the vehicles.

Chairman Jeff Luff stated that Mr. Zaloumis can submit a formal application.

2. 27 Silano Drive - Vehicles

Chairman Jeff Luff noted that this item was discussed under the Audience of Citizens. **Steve Macary, ZEO** discussed the property on the corner of Barry Road and Bower's Hill Road. He noted that he visited the property and that the owner removed a couple of trailers and some other equipment.

Vice-Chairman John Kerwin stated that it looks like there are a couple of dump trucks there, and some of the equipment may have just been moved to the back of the property. He noted that due to the topography, only some sections of the yard can be seen, and in the back of the property, it looks like there are some piles of garbage and trailers.

Steve Macary, ZEO stated that the owner said that he was going to move the equipment, garbage, etc., and also, that he has a cottage business. Steve explained that the cottage business is not registered with the Town.

A brief discussion ensued regarding the regulations for cottage businesses with equipment, and the regulations for storing the equipment.

Chairman Jeff Luff asked that the properties discussed this evening, Barry Road, and East Street be added to the agenda under Zoning Enforcement on the next regular meeting agenda.

Steve Macary, ZEO discussed a property on East Street, and noted that the owner has to apply for a wetlands permit. He stated that once the owner receives the wetlands approval, he will apply to Planning & Zoning.

Steve Macary, ZEO also explained that he has been picking up signs around Town.

Chairman Jeff Luff asked Commissioners to contact Steve if they see any signs that need to be removed.

I. Municipal Planner

Possible Discussion with action:

1. Amendments to the Zoning Regulations - Set Public Hearing Date

Keith Rosenfeld, Municipal Planner stated that he has finished the first draft of the updated zoning regulations. He explained some of the changes and adjustments that have been made. He requested that the regulations be reviewed by Town Counsel.

Chairman Jeff Luff stated that this is just Phase 1, and there are going to be several more phases before the final document is completed.

A brief discussion ensued regarding the review of the regulations by counsel, it was noted that the review would help the Commission to determine if litigation or liability issues may arise from any of the modifications.

Chairman Jeff Luff requested that Keith inquire if there is anyone at NVCOG that can assist the Commission in reviewing the regulations for any legal discrepancies.

Keith Rosenfeld, Municipal Planner responded that the will speak with his bosses regarding the request.

Chairman Jeff Luff reiterated that this is the first of several steps and changes can be made throughout the process.

Keith Rosenfeld, Municipal Planner stated that there are no time constraints on the Commission for closing the public hearing.

Keith Rosenfeld, Municipal Planner brought it to the attention of the Commission that restaurants will be opening up in the next thirty days, but no indoor dining will be allowed. He explained that there are going to be alot of restaurants that will be coming to Planning & Zoning to see whether they can put tables outside, possibly in parking areas and on sidewalks. He stated that this is going to be an issue in the state, and the Governor may even suspend some zoning regulations regarding the matter. He stated that he will keep the Commission updated.

Chairman Jeff Luff stated that the issue can be addressed when there is more information.

J. Minutes

- a. **Motion by Commission Secretary Pat Cocchiarella** to approve the April 21, 2020 Regular Meeting Minutes as presented.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.

K. Invoices - NONE

L. Other Business

- 1. **Bond Release Request** - Z-07-061 & Z-08-040 - Pilot's Mall, LLC -
Technology Park - Airport Access Road & Donovan Road
(Referred to Kevin Condon for review) - **TABLED**

Jessica Pennell stated that she will resend the information to Kevin Condon, Town Counsel.

- 2. **Sign Letter** - Discussion with possible action

Commissioners decided that the letter is ready to be sent to any Town Organizations, departments, Boards, Committees, etc.

MOTION BY Commissioner Secretary Pat Cocchiarella to approve and send the letter regarding signs to any Town Organizations, departments, Boards, Committees, schools, etc.
Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

Commissioner Dave Sauter noted that the letter is dated for June 1st, and should be adjusted accordingly.

Chairman Jeff Luff asked that the list be compiled and brought to the Commission for review at the next regular meeting.

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

4. Questions or items deemed necessary for discussion at the next meeting can be emailed to pandz@oxford-ct.gov

M. Adjournment


MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 8:33 PM.


Second by Commissioner Brett Olbrys.

All Ayes.

Motion passed unanimously.

Respectfully Submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

20 MAY 12 PM 4:12
TOWN OF OXFORD, CT

TOWN CLERK