



Town of Oxford
Planning & Zoning Commission
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, CT 06478

Regular Meeting Minutes

Tuesday, August 16, 2022

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 7:32 PM.

II. Pledge of Allegiance

III. Roll Call

Present: Robert Carr, Joshua Dykstra, Dan Wall, Pete Zbras, Pat Cocchiarella, Brett Olbrys, and Ed Rowland.

Also Present: Kevin McSherry, Land Use Counsel, Steve Macary, ZEO, and Jessica Pennell, Coordinator.

Not Present: Jesse Schremmer and John Kerwin.

IV. Seating of Alternates

Chairman Pat Cocchiarella seated Alternate Commissioners Robert Carr and Joshua Dykstra.

V. Public Hearings:

A. Recessed Public Hearings – None

B. New Public Hearings for Tuesday, August 16, 2022:

Chairman Pat Cocchiarella opened the Public Hearing on the following application.

Commission Secretary Brett Olbrys read the public hearing Legal Notice.

Chairman Pat Cocchiarella outlined the Public Hearing procedures.

Commission Secretary Brett Olbrys read the public hearing Legal Notice.

1. **Z-22-096 – Proposed Zoning Regulation Text Amendment** – Applicant: Sit Stay Play Train, LLC c/o Attorney Benjamin Proto, 2885 Main Street, Stratford, CT 06614 (*Proposed Amendments to the Zoning Regulations – Amend Article 9, Section 9.3 – Amend Article 2 – and Amend Article 10*)

- a. Staff Referral Report from Joanna Rogalski, Senior Regional Planner, NVCOG.
- b. Referral Report from Matt Fulda, Executive Director, METROCOG.

Chairman Pat Cocchiarella asked called for any conflicts of interest from any of the Commission members.

Commissioners present (stated their name, and whether they had a conflict of interest with the application). There were no Commissioners with a conflict of interest.

Chairman Pat Cocchiarella asked the applicant's representative if they had a conflict of interest in the application.

Benjamin Proto, Attorney for the applicant stated he nor his client have a conflict of interest. He noted that he is representing Sue DeMaio of Sit, Stay, Play, Train and they are requesting a text amendment to the Zoning Regulations for a commercial boarding kennel (dog daycare) facility in the industrial zone.

Attorney Proto highlighted the following items in the proposed regulation:

- application for a Dog Daycare would be by Special Exception
- only allowed in the industrial zone
- 500 feet setback from the residential zone
- application will include a full waste management plan
- no breeding will be allowed
- will not be a pet store
- Ancillary uses applied only to customers of the dog daycare, sale of items such as pet food, pet toys, and grooming services.
- allow overnight boarding
- limit the number of dogs per square foot of floor space
- employee allowed to be on site overnight for overnight boarding
- not defined as a kennel under the CT General Statutes
- veterinary services allowed onsite
- 3,000 square feet of outdoor area with a 6 ft. fence, and buffer
- system in place to control the noise from barking

Attorney Proto noted that there are some typographical errors in the regulations, and there may be some minor adjustments for clarity.

It was noted that the errors will be corrected.

Chairman Pat Cocchiarella asked if the Commissioners have any questions for the applicant.

Commission Secretary Brett Olbrys asked questions regarding the interior space. He asked about runs, the sizes of the dogs, and temperature control.

Sue DeMaio, applicant answered Commissioner Olbry's questions.

Alternate Commissioner Carr asked about being a social media website.

Sue DeMaio stated that she currently does not have a social media website.

Commissioners asked other questions regarding an actual dog daycare business that will apply specifically to Ms. DeMaio's application if the zoning text amendment is approved.

Attorney Proto gave examples of other locations of facilities in Connecticut.

Chairman Pat Cocchiarella asked if there were any questions from the public.

Alternate Commissioner Dykstra questioned the size and terrain of the outside area, and noted that it should be defined based on the square footage of the building in the regulations.

Commissioners also asked questions regarding the number of dogs per employee, the minimum building size, the waste management plan and pet abandonment.

Attorney McSherry explained that all the details would be given to the Commission if the text amendment is approved and an application is filed for a special exception.

Motion by Commissioner Dan Wall to recess the Public Hearing to 9/20/22.

Second by Alternate Commissioner Josh Dykstra.

All (7) Ayes.

Motion passed unanimously.

Public Hearing – Z-22-108 – 79 Prokop Road

Chairman Pat Cocchiarella opened the Public Hearing on the following application:

Commission Secretary Brett Olbrys read the Legal Notice and the letter dated 8/4/22 from Jim Galligan, P&Z Engineer.

2. **Z-22-108 [IND] – 79 Prokop Road** – **Owner:** Connecticut Rock Development, LLC 166 Little Fox Lane, Southbury, CT – **Applicant:** Defeo Materials, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT. *(Special Exception – Article 14, Section 14.2) (Site Plan – Construct a 5,000 sq. ft. building)*
 - a. Letter dated 8/4/2022 from Jim Galligan, P&Z Engineer.

Attorney Dominick Thomas, 315 Main Street was present to represent the applicant. He submitted the certificate of mailings and the photo of the sign posted on the property. He also stated that the application was approved by wetlands on 8/9/22. He explained the use of the property briefly stating that it is wholesale operation, the materials packaged and transported to other businesses. He gave a brief history of the previous approvals for the site. The application includes a 5,000 square foot building with an office, and 2 pieces of construction equipment.

Fred D'Amico, Engineer for the applicant addressed the comments from Jim Galligan, P&Z Engineer.

Christopher DeFeo, applicant, explained his business to the Commission. He stated that they do not process onsite they distribute to landscape companies and residential customers. He also noted that he is hoping to expand in the future.

Chairman Pat Cocchiarella asked if the Commissioners have any questions for the applicant. Commissioners questioned the size of the materials, the truck traffic, dust, storage, building size and expansion. They also asked if there would be a crusher on site.

Attorney Thomas explained the crusher would be used to process the 40,000 cubic yards of material to prepare the site for construction. He noted that once that material is removed, the rock crusher will be removed; there is no rock crusher associated with the business.

There were no further comments from the Commission at this time.

MOTION BY Commissioner Dan Wall to recess the public hearing to 9/6/22.

Second by Commission Secretary Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

C. Future Public Hearings – None

VI. Regular Meeting Business

A. Amendments to the Agenda

1. **Motion by Commission Secretary Brett Olbrys** to amend the agenda to add correspondence from Peter Olson as item (1) under Correspondence.

Second by Alternate Commissioner Joshua Dykstra.

All (7) Ayes.

Motion passed unanimously.

2. **Motion by Commissioner Dan Wall** to amend the agenda to add Executive Session to discuss possible court action or litigation regarding 81 Newgate Road as item 3 under Other Business.

Second by Commission Secretary Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

B. Audience of Citizens

Anthony Pevornick, 14 Sioux Drive was before the Commission to discuss complaints regarding his neighbor. He went over the complaints he filed in July of 2021, and then the subsequent letter that he received stating that he was in violation for a shed he had put up thirty (30) years ago.

Commissioners asked questions regarding the complaints.

Mr. Pevornick explained the history of the issues with the neighbors.

Attorney McSherry made comments regarding shed or structures that had been up for more than three (3) years, and referred to CT General Statute §8-13, which states that if no enforcement action was taken, in the three years, the zoning regulations can't be enforced. He noted that Mr. Pevornick's shed, as well as his neighbor's shed have both passed the three (3) year time limit.

Commissioners suggested Mr. Pevornick explore other avenues to take if he feels that the neighbor is not following the proper procedures for obtaining permits.

C. Correspondence

Commission Secretary Brett Olbrys read the following correspondence into the record.

1. Letter dated 7/29/22 from Peter Olson, Land Use Counsel
Re: 81 Newgate Road

D. Old Business – Matters on which a Public Hearing was held

1. **Z-22-094 [VCMUD] 400 & 500 Boulder Pass and 300 Oxford Road – Owner & Applicant:** Oxford Towne Center, LLC, The Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC. (*Amendment to the VCMUD Concept Plan – The Residences at Quarry Walk*)

Public Hearing closed on 7/19/2022, Commission action required on or before 9/20/2022.

MOTION BY Commission Secretary Olbrys:

Whereas, The Residences at Quarry Walk, LLC and Oxford Towne Center, LLC, herein “the Applicant”, has filed an application to make an Amendment to the Village Center Mixed-Use District Conceptual Plan Submission (Amendment 3).

In support of this application, the applicant has filed following additional information:

- 1.) Amended Statement of Use for Phase 3A.
- 2.) Village Center Mixed Use District Conceptual Plan Submission (Amendment 3) prepared by Langan CT, Inc.

Sheet No.	Description
CS001	Cover Sheet, last revised 6/16/22
CS002	Master Legend & Notes Sheet, last revised 1/12/16
CS100	Overall Site Plan, last revised, 6/16/22
CU100	Overall Utility Plan, last revised 6/16/22
LP100	Overall Landscape Plan, last revised 1/12/16
LL100	Overall Lighting Plan, last revised 1/12/16
PH-1	Phasing Plan, last revised 1/12/16

- 3.) Parking Management & Operations Plan Revised July 2022

It is hereby resolved that application No. Z-22-094 for an Amendment to Phase 3A/Village Center Mixed Use District, The Residences at Quarry Walk, submitted by Oxford Town Centre, LLC, and the related to property located at 400 and 500 Boulder Pass. The property designated by the Assessor as Map: 34 Block: 9 Lot: 26-11 and located In the Village Center Mixed Use District herein after referred to as “VCMUD”, be approved in accordance with the findings, conditions of approval and standard conditions herein.

FINDINGS:

- 1.) By action on July 1, 2014, effective date on July 16, 2014, the Commission approved an amendment to the zoning regulations and the zoning map to create the Village Center Mixed Use District (VCMUD) and apply the new district to the property.
- 2.) Simultaneously, the Commission approved the Conceptual Plan, which, pursuant to the terms of the VCMUD, operates as the governing tool for the zoning of the VCMUD applied to the property (together with the documents committed in connection therewith, the “Conceptual Plan”).
- 3.) The Conceptual Plan proposed 150 housing units located in multiple buildings in the area designated as phase 3A, which is the same area covered by this application.
- 4.) On January 19, 2016, the Commission approved Application No. Z-16-003, an amendment to the Conceptual Plan.

- 5.) On August 29, 2017, the Commission approved the further amendment, Application No. Z-17-077 to the Conceptual Plan.
- 6.) On March 6, 2018, the Commission approved the further amendment, Application No. Z-17-147, to the Conceptual Plan.
- 7.) The Commission finds that the application maintains the site design criteria of the VCMUD.
- 8.) The application proposes 162 housing units, 76 of the units are built and located in building B and the amendment proposes adding an additional 86 units in building A to be composed of 41 one-bedroom units and 45 two-bedroom units, to address the market conditions requiring to meet the demand for one-bedroom units. The change to increase the number of one-bedroom units requires a change to the floor plan of the building, the Commission determines that such changes are minor. The changes do not have a significant impact upon the overall character, impact, function, or circulation of the overall development.
- 9.) Commission notes that the plan exceeds the required 1.8 parking spaces per unit, which would be 292 parking spaces, the plan as proposed provides for 314 parking spaces.

SUBJECT TO THE FOLLOWING CONDITIONS;

1. Market rate, upscale rental residential units, and density 162 units as approved in the amendment of the initial concept plan. In accordance with six point 5.1 of the village center mixed-use district (VCMUD), the units shall be only one and two-bedroom units with a limit of 267 bedrooms.
2. Parking shall be provided at a ratio 1.8 parking spaces per unit with minimum 292 parking spaces 314 spaces are provided in the plan.
3. Accessory uses customary, incidental and associated to residential uses as permitted herein and for the use of the residents only. Such uses may include, but not be limited to, a clubhouse, fitness center, pool, and business center and community rooms for use only by the Residents of the Residences at the Quarry Walk and the Residences at Quarry Walk II.
4. Signs identifying the residential units as approved on the site plan but the Planning and Zoning Commission.
5. Building A shall be constructed with a modified floor plan to permit 41 one-bedroom units and 45 two-bedroom units for 86 units.
6. The Phase 3A site plan shall be constructed in accordance with the approved plans as enumerated herein. The Commission staff may approve minor changes to the site plan as implemented in the field.
7. The determination of what constitutes a minor change shall be determined by the chair of the Commission.
8. The unit size shall not be lower than, nor exceed, the size as stated on the approved architectural plans, for the relevant type of unit.
9. Sample designs for the fit and finish of the interior of the unit shall be submitted to the Commission staff for review by the Commission, as an advisory matter only.

10. Recommendations of the board of fire chiefs as set forth in a memorandum dated February 5, 2018, are incorporated into this approval as conditions of the approval. The applicant shall implement such recommendations. No certificate of zoning compliance shall be issued until the Fire Marshall is certified compliance with these conditions.
11. Prior conditions of approval found in the approvals listed in Findings (one) 1 through (six) 6 are hereby made conditions of approval this application unless specifically modified herein.
12. Compliance with all items set forth in the Fire Chief's letter dated 7/28/22, addressed to Thomas Haynes, and copied to the Planning & Zoning Commission.

Standard Conditions of Approval:

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
3. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.
4. The specific uses on this property shall be limited to those designated within the "Statement of Use" submitted by the applicant in conjunction with application Z-22-094, Conceptual Plan Amendment #3.

Second by Commissioner Dan Wall.

Ayes, (6) – Abstentions, (1).

Motion passed.

E. Old Business – Other

1. **Z-22-095 [VCMUD] 400 & 500 Boulder Pass – Owner & Applicant:** Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC (*Amendment to Phase 3A VCMUD Site Plan Approval*)
 - a. Updated Parking Management Plan
 - b. Letter dated 7/28/2022 from Scott Pelletier, Fire Chief
 - c. Email received 8/2/2022 from Tom Haynes – Response to Fire Chief's Comments

MOTION BY Commission Secretary Brett Olbrys to approve the following resolution:

Whereas, The Residences at Quarry Walk, LLC and Oxford Town Center, LLC, herein "the Applicant", has filed application No. Z-22-095 to make an modification to its site plan to correspond with the requested Conceptual Plan Amendment #3, Application No. Z-22-094;
In support of this application, the applicant has filed following additional information:

- 1.) Amended Statement of Use Phase 3A;
- 2.) VCMUD Plan Submission –Amendment #3 prepared by LANGAN CT, INC.

Sheet No.	Description
CS001	Cover Sheet, last revised 6/16/22
CS100	Overall Site Plan, last revised, 6/16/22
CS 103	Site Plan C, last revised, 6/16/22
CG 103	Grading & Drainage Plan C, last revised 6/16/22
CU 103	Utility Plan C, last revised 6/16/22
LL 101	Concept Lighting Plan C, last revised 6/16/22
LP 103	Concept Planting Plan C, last revised 6/16/22

3.) Parking Management & Operations Plan Revised July 2022

It is hereby resolved that application No. Z-22-095 for a Site Plan Modification to Phase 3A/VCMUD, The Residences at Quarry Walk, submitted by Oxford Town Centre, LLC, and related to property located at 400 and 500 Boulder Pass, designated by the Assessor as Map: 34 Block: 9 Lot: 26-11, located In the Village Center Mixed Use District be approved in accordance with the findings, conditions of approval, and standard conditions herein.

FINDINGS:

- 1.) By action on July 1, 2014 when the effective date on July 16, 2014, the Commission approved an amendment to the zoning regulations and the zoning map to create the Village Center Mixed Use District (VCMUD) and apply the new district to the property.
- 2.) Simultaneously, the Commission approved the Conceptual Plan, which, pursuant to the terms of the VCMUD, operates as the governing tool for the zoning of the VCMUD applied to the property (together with the documents submitted in connection therewith, the “Conceptual Plan”).
- 3.) The Conceptual Plan proposed 150 housing units located in multiple buildings in the area designated as phase 3A, which is the same area covered by this application.
- 4.) On January 19, The Commission approved an amendment to the Conceptual Plan, (Application No. Z-16-003).
- 5.) In August 29, 2017 the Commission approved the further amendment to the Conceptual Plan (Application No. Z-17-077).
- 6.) On March 6, 2018, the Commission approved the further amendment to the Conceptual Plan (Application Z-17-47).
- 7.) The Commission finds that the application maintains the site design criteria of the VCMUD zoning district.
- 8.) The application proposes 162 housing units, 76 of the units are built and located in building B and the amendment proposes adding an additional 86 units in building a to be composed of 41 one bedroom units and 45 two-bedroom units, to address the market conditions requiring to me to demand for one bedroom units. The change to increase the number of one bedroom units requires a change to the floor plan of the building, the Commission determines that such changes are minor. The changes do not have a significant impact upon the overall character, impact, function or circulation of the overall development.

- 9.) Commission notes that the plan exceeds the required 1.8 parking spaces per unit, which would be 292 parking spaces, the plan as proposed provides for 314 parking spaces.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Market rate, upscale rental residential units and density 162 units as approved in the amendment of the initial concept plan. In accordance with 6.5.1 of the VCMUD, the units shall be only 1 and 2 bedroom units with a limit of 267 bedrooms.
2. Parking shall be provided at a ratio 1.8 parking spaces per unit with minimum 292 parking spaces; 314 spaces are provided in the plan
3. Accessory uses customary, incidental and associated to residential uses as permitted herein and for the use of the residents only. Such uses may include, but not be limited to, a clubhouse, fitness center, pool, business center and community rooms for use only by the Residents of the Residences at the Quarry Walk and the Residences at Quarry Walk II.
4. Signs identifying the residential units as approved on the site plan but the Planning and Zoning Commission
5. Building A shall be constructed with a modified floor plan to permit 41 one bedroom units and 45 two-bedroom units for a total of 86 units.
6. The phase 3A site plan shall be constructed in accordance with the approved plans as enumerated herein. Minor changes to the site plan as implemented in the field may be approved by the Commission staff. The determination of what constitutes a minor change shall be determined by the Chair of the Commission.
7. The unit size shall not be lower than, nor exceed, the size is stated on the approved architectural plans, for the relevant type of unit.
8. Sample designs for the fit and finish of the interior of the unit shall be submitted to the Commission staff for review by the Commission, as an advisory matter only.
9. Recommendations of the board of fire chiefs as set forth in a memorandum dated February 5th, 2018 are incorporated into this approval as conditions of the approval. The applicant shall implement such recommendations. No certificate of zoning compliance shall be issued until the Fire Marshall is certified compliance with these conditions.
10. Prior conditions of approval found in the approvals listed in Findings 1 through 6 are herein are made conditions of this approval unless specifically modified herein.

Standard Conditions of Approval:

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
3. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.
4. The specific uses on this property shall be limited to those designated within the "Statement of Use" submitted by the applicant in conjunction with application Z-22-094, Conceptual Plan Amendment #3.

5. Compliance with all items set forth in the Fire Chief's letter dated 7/28/22, addressed to Thomas Haynes, and copied to the Planning & Zoning Commission, and the email response on 8/2/22 from Tom Haynes.
6. Compliance with the updated Parking Management Plan dated April 2014, Revised July 2022.

Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed unanimously.

F. New Business – Schedule a Public Hearing

1. **Z-22-123 [IND] 178 Christian Street** – Owner: Cab Properties, LLC - **Applicant:** Steven Buonauto, 178 Christian Street, Oxford, CT (*Special Exception for an Auto Dealership in the Industrial Zone*)

MOTION BY Commissioner Dan Wall to the Public Hearing for 9/6/2022.

Second by Alternate Commissioner Joshua Dykstra.

All (7) Ayes.

Motion passed unanimously.

G. New Business – Other

1. **Z-22-112 [COMM] – 316 Oxford Road** – Owner: Route 67 Professional Center, LLC
Applicant: Shannon Peters, 34 Highland Road, Oxford, CT (*Vendor - "Kimber's Artic Ice"*)

Shannon Peters of 34 Highland Road, Oxford presented to her application to the Commission. She outlined the business location, hours and number of employees. She also presented a photo of her vending truck to the Commission.

Commissioners asked her questions about her product, which is "rolled ice-cream".

Ms. Peters answered the questions from the Commissioners.

MOTION BY Commission Secretary Brett Olbrys to approve **Z-22-112** with the following standard conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or the public hearings regarding this application.
2. Compliance with the Statement of Use dated 7/22/2022.
3. Compliance with the HVH
4. Compliance with the Oxford Zoning Regulations as of this date.
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.

Reason for approval is that it meets Oxford Zoning Regulations in effect as of this date.

Second by Commissioner Dan Wall.

All (7) Ayes.

Motion passed unanimously.

H. Zoning Enforcement

1. 97 Bower's Hill Road

The Commission discussed the complaints submitted by the neighbor regarding the solar panels installed at 97 Bower's Hill Road.

James Locke, owner, 97 Bower's Hill Road is present and reiterated that the solar panels are anti-glare, and he has planted trees as a buffer to his neighbor's property. He noted that in all there were four (4) complaints against him from his neighbor.

Commissioners and Attorney McSherry discussed this briefly and decided that there was no action for the Commission to take regarding the installation of the solar panels.

Commission Secretary Brett Olbrys made a motion that the Commission has no issue with regard to the solar panels installation at 97 Bower's Hill Road.

Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed unanimously.

2. 7 Commerce Drive

Steve Macary, ZEO stated that the site is being cleared, as the site plan is expiring this year.

3. 14 Sioux Drive

Steve Macary, ZEO stated that he has had a complaint regarding the Ring camera on this property.

A brief discussion ensued regarding the complaints on this property as well as the adjoining property.

I. Minutes

1. **MOTION BY Commission Secretary Brett Olbrys** to approve the 7/19/2022 Regular Meeting Minutes as presented.

Second by Commissioner Pete Zbras.

Ayes (6), Abstentions, (1)

Motion passed 6-1.

J. Invoices

1. **MOTION BY Commission Secretary Brett Olbrys** to approve Invoice # 13491 from Invoice Ace Hardware.

Second by Commissioner Dan Wall.

All (7) Ayes.

Motion passed unanimously.

2. **MOTION BY Commission Secretary Brett Olbrys** to approve Invoice # 2232418222 Invoice from Adobe, Inc.

Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed unanimously.

K. Other Business

1. Farm Events Ad Hoc Committee update (if available).

Commissioner Pete Zbras explained that there is no update because it has been difficult to get a quorum.

Attorney McSherry suggested that the Chairman dissolve the current Ad Hoc Committee and then and appoint new members.

Chairman Pat Cocchiarella moved to dissolve the current Farm Events Ad Hoc Committee.

Second by Commissioner Dan Wall.

All (7) Ayes.

Motion passed unanimously.

MOTION BY Chairman Pat Cocchiarella to create Farm Event Ad Hoc Committee and appoint the following Commissioners; Pete Zbras, Josh Dykstra, Brett Olbrys, and Ed Rowland.

Second by Commissioner Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

2. Any other items the Commission deems necessary for discussion.

Chairman Pat Cocchiarella opened up a brief discussion regarding the process and fees for vending permits in Town.

Commissioners expressed their views regarding the idea that there should be a distinction between vendors that live in Town and vendors that do not live in Town.

3. Executive Session to Discuss Letter from Peter Olson – Re: 81 Newgate Road

MOTION BY Chairman Pat Cocchiarella to enter into executive session 10:00 PM to discuss possible litigation regarding 81 Newgate Road, and to invite all Commission members present, Steve Macary, ZEO, Kevin McSherry, Land Use Counsel, and Jessica Pennell, Coordinator.

Second by Commission Secretary Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

MOTION BY Chairman Pat Cocchiarella to exit Executive Session at 10:22 PM, seconded by **Alternate Commissioner Joshua Dykstra.**

All (7) Ayes.

Motion passed unanimously.

Chairman Pat Cocchiarella stated for the record that no votes were taken in Executive Session.

L. Adjournment

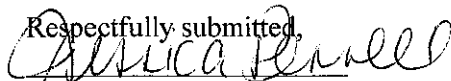
MOTION BY Commissioner Ed Rowland to adjourn the meeting at 10:23 PM.

Second by Commission Secretary Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 SEP - 1 PM 4:45
TOWN OF OXFORD, CT
Joshua Dykstra
TOWN CLERK