



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

Planning & Zoning Commission

SPECIAL MEETING/PUBLIC HEARING MINUTES

Tuesday, February 3, 2015

7:00 PM

Main Meeting Room

CALL TO ORDER

Chairman Carver opened the Public Hearing on the following application at 7:00 PM.

Z-14-129 [IND] – Fox Hollow Industrial Park – Lot #7 – Owner & Applicant: Earthworks Excavating, LLC c/o Mark Oczkowski – Map: 25 Block: 18 Lot: 4-7A (Application for Major Excavation – 16,000 cubic yards) (Special Exception – Article 14, Section 14.3)

ROLL CALL

Present: John Kerwin, Pete Zbras, Harold Cosgrove, Glen Persson, Arnie Jensen, Tanya Carver, Pat Cocchiarella and Todd Romagna.

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

Not Present: Jeff Luff and Ed Rowland.

CHAIRMAN OUTLINES PUBLIC HEARING PROCEDURES

Chairman Carver outlined the Public Hearing Procedures.

Chairman Carver seated **Alternate John Kerwin**.

Chairman Carver called for any conflicts of interests from the Commission members and the applicant. There were no conflicts.

Alternate John Kerwin stated that Mr. Oczkowski may have done some work at his home in the past, but he does not have a conflict.

Commission Secretary Cocchiarella read the Call of the Meeting/Legal Notice.

CORRESPONDENCE

Commission Secretary Cocchiarella read the following correspondence into the record:

- a.) Letter dated 12/3/2014 from Jim Galligan, P&Z Engineer.
- b.) Letter dated 12/31/2014 from Jim Galligan, P&Z Engineer.
- c.) Approval dated 1/13/2015 from the OCCIWA.

APPLICANT PRESENTATION

Siyuan Cao, Civil 1, Engineer for the applicant was present to explain the application to the Commission members. He submitted the return receipts to Jessica Pennell, Administrative Secretary. He explained that this application is grading in anticipation of future use, it is for excavation/grading only, there is no site plan involved in this application. He noted that the amount of material noted in the Wetlands approval (2,461 cubic yards) is only the amount that is located in the wetlands review area. He stated that they are only relocating dirt on site and that they have submitted a drainage study as well.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Cosgrove wanted a clarification as to why the amount in the P&Z application does not match the amount referred to in the OCCIWA approval.

Mr. Cao stated that the 2,461 cubic yards only refers to the amount of excavation/grading that is taking place in the wetlands review area.

Brian Miller, Town Planner noted that he sees that there is a conservation easement on the rear of the property and that grading/excavation is taking place within that easement. He questioned the legality of excavation in the easement area.

Mr. Cao stated that per the Zoning Regulations, the excavation is allowed in the conservation area.

Commissioner Cosgrove questioned if the applicant is paying extra for the removal of the fill.

Mark Oczkowski stated that all the materials are staying on site.

QUESTIONS/COMMENTS FROM THE PUBLIC

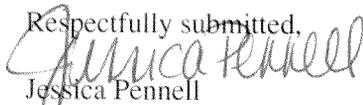
CONTINUE/CLOSE

MOTION BY COMMISSIONER COSGROVE to **CLOSE** the Public Hearing at 7:14 PM.

Second by Commission Secretary Cocchiarella.

VOTE: All Ayes.

Respectfully submitted,



Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

15 FEB -4 PM 1:21
TOWN CLERK
Morgan's A. West