



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
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**Regular Meeting Minutes**

**Tuesday, March 7, 2017**

**7:30 PM**

**Oxford Town Hall**

**Main Meeting Room**

**CALL TO ORDER**

**Chairman Arnie Jensen** called the meeting to order at 8:11 PM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** John Kerwin, Pete Zbras, Jeff Luff, Arnie Jensen, Pat Cocchiarella, Todd Romagna and Bob Costigan.

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

**Not Present:** Harold Cosgrove and Tanya Carver.

**SEATING OF ALTERNATES**

**Chairman Arnie Jensen** seated Alternate Commissioner John Kerwin and Alternate Commissioner Pete Zbras.

**AMENDMENTS TO THE AGENDA**

**CORRESPONDENCE**

**EXECUTIVE SESSION (Pending Litigation)**

**MOTION BY Commission Secretary Pat Cocchiarella** to enter into Executive Session to discuss pending litigation at 8:12 PM, **second** by **Vice Chairman Jeff Luff**. All Ayes.

All Commission members present, Kevin Condon, Town Counsel and First Selectman George Temple were invited into Executive Session.

**MOTION BY Commission Secretary Pat Cocchiarella** to exit Executive Session at 8:38 PM, **seconded** by **Commissioner Todd Romagna**. All Ayes.

**AUDIENCE OF CITIZENS**

**Brian Matthews** 183 Chestnut Tree Hill Rd voices concerns about business at 5 Pine St.

First, the plumbing contractor is running business as a contractor yard and based on schedule A; permitted uses, contractor yards are not permitted, 2<sup>nd</sup> business application statement of use supplies 3 commercial vehicles & 2 worker vehicles. Regulation 5.2.2 state no more than 2 commercial and 1 piece of construction equipment each with a gross vehicle weight that does not exceed 16,000 pounds, so they are looking for more vehicles than legal. From here I don't know if these pertain to special exceptions only or all buildings, but Section 5.2.5.5 states accessory buildings shall use solely for the use accessory to the residential uses including storage of possible items and vehicles not including any commercial or industrial activity. Also stated that section 5.2.5.6 states each accessory building shall have maximum height of 20 feet. Proposed building is 22 foot 6. Concern regarding the traffic that will be generated by the business, 3 construction vehicles, worker vehicles and equipment in and out of business entry, and there is a bus stop within 50ft of entry of business. We believe this type of business promotes loud unsightly practices, promotes pre and post business hour loading and unloading, promotes stockpiling of materials & outside storage, promotes the accumulation of discarded materials; boilers, air conditioners, toilets, etc. Based on that I would also like to add that bedroom window within 100 feet of the business and by Oxford standards that pretty narrow. In closing we feel the commissioner should deny any request for a business of this size in residential A district.

There was a lengthy discussion regarding the concerns of the property/business at 5 Pine St. As of tonight the owner has approval for a garage. If proof is submitted that he is exceeding the limitations of the regulations for a garage the Commission will investigate the complaint. It was decided that Steve Macary will start a file with pictures of the property/business and a statement from Brian Matthews; who will file a formal complaint and email it to Steve. Steve will come back for the next meeting and share his findings with the commission so they can decide if they would like a cease & desist order sent to the owner of 5 Pine St. for having a commercial business in a residential zone.

**Elaine Bartel 22 Old State Rd. #1**-Concerned with the company Macton on Willenbrock, there were regulations submitted back when it was built, one was "buffer trees" they planted them and 2 years ago they cut them down. There had been a spotlight on, which was shut off recently, it illuminated her front yard. They are dropping heavy items that shake the house and rattle the windows and they are doing it all hours of the night and day, every day of the week i.e.; 2:00am, 6:00am Sunday.

**Steve Macay** stated that the company Macton was given a temporary structure permit from the previous ZEO, the permit started January 19, 2011 and expired January 16, 2013.

**Bernadette Yesaulitis Grekowski 20 Old State Rd-** stated that they drop giant slabs of steel. They do it at 2, 3, & 4 in the morning, inside and outside, she has cracks in her walls from it.

**Herman Schular 125 Meadowbrook Rd.**-its heavy fabrication and they need to expand. I was the Economic Developer and was working on getting them the Kissell property. They are one of our largest taxpayers, and it's a great business.

**Frank Bartel 22 Old State Rd #1**-Before the dropping of the plates you can hear the forklift, it sounds like the operator is revving the engine and just stopping and letting them slide off, it could just be an overzealous forklift operator, instead of driving over there and placing it down nicely.

## **NEW BUSINESS**

### **1. Z-17- 013 [RESA] – 214 Quaker Farms Road (Map: 22 Block: 69 Lot: 33)**

**Owner & Applicant:** David Stocker  
(Sign Permit & Shed Permit)

-Statement of use was read. Requesting sign and farm use permit.

~~Jeff Luff~~ made a motion to approve as a farm and the sign contingent on that they fit into our regulations as a farm. Without the right to reserve the other uses specified. **Seconded by Commissioner Todd Romagna. All Ayes.**

### **OLD BUSINESS**

1. **Z-16-222 [RGCD] – Oxford Greens – Proposed Assisted Living Facility (32-33/10-11/2 1)**

**Owner & Applicant:** Timberlake Investment Partners V, LLC

- a. **Special Exception** (Article 5A, Section 8.1, Article 5A, Section 9.1 and Article 10, Section 10.2)
- b. **Site Plan Application** (Modification of previously approved Conceptual Plan)

**Public Hearing closed on 2/7/2017**

-Resolution is not ready, I apologize I wanted to put a bit more into it, I didn't think the regular basic resolution was sufficient at this point. Table Z-16-222 until our meeting on March 21, 2017.

**Commission Secretary Pat Cocchiarella, seconded by Jeff Luff. All Ayes.**

### **BONDS/BONDS RELEASES**

### **ZONING ENFORCEMENT**

- **Report of the ZEO on complaints, violations and any other items deemed necessary for discussion/action by the Commission.**

**Steven S. Macary, ZEO presented the following to the Commission:**

- a. 2 Lot subdivision Belinsky's are doing. There was discussion on the driveway which they need to get a referral, they should write letter for the zoning commission to refer to the board of selectman to share a driveway on this piece of property.
- b. Signs for Nail Salon 22' by 6' massive, discussion on whether we want to set standard, we want to be able to look at all signs on a case by case basis. Steve is going to take pictures of all the signs from different angles and come back next meeting

### **APPROVAL OF MINUTES**

**MOTION BY Commission Secretary Pat Cocchiarella to approve the following minutes as presented:**

- 1. 1/17/2017 Public Hearing – Assisted Living
- 2. 1/17/2017 Regular Meeting Minutes
- 3. 2/1/2017 Special Meeting Minutes
- 4. 2/7/2017 Public Hearing – Assisted Living
- 5. 2/7/2017 Public Hearing – 5 Pine Street
- 6. 2/21/2017 Regular Meeting

**Second by Alternate Commissioner Pete Zbras. All Ayes.**

### **INVOICES**

- a. **MOTION BY Commission Secretary Pat Cocchiarella, seconded by Commissioner Todd Romagna to approve the Micci & Korolyshun, P.C. Statement – Garden Homes Appeal. All Ayes.**

- b. ~~MOTION BY Commission Secretary Pat Cocchiarella~~, seconded by ~~Vice Chairman Jeff Luff~~ to approve the invoice from the Land Use & Conservation Counsel – Garden Homes Appeal. All Ayes.

**OTHER BUSINESS**

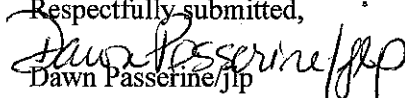
1. Committee Updates (POCD/Policies & Procedures)

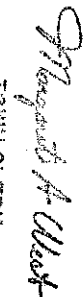
Discussion ensued between Commission members and Brian J. Miller, Town Planner about survey questions that were distributed to the Commission from the Committee. Commissioners expressed that the survey and questions were under the purview of the POCD Committee and not the entire Planning & Zoning Commission.

2. Updates/discussion regarding Audio/Video System.
3. Any other items the Commission deems necessary for discussion.

**ADJOURNMENT**

Respectfully submitted,

  
Dawn Passerine/jlp

17 MAR 16 PM 3:24  
TOWN OF OXFORD, CT  
  
TOWN CLERK