



Minutes approved by
Commission
on _____.

Planning and Zoning Commission

Planning & Zoning Commission

Regular Meeting Minutes

Tuesday, June 4, 2013

7:30 PM

S.B. Church Memorial Town Hall

CALL TO ORDER

Chairman Bill Johnson called the Regular Meeting to order at 7:30 PM.

ROLL CALL

Present: Harold Cosgrove, Wayne Watt, Vice Chairman Bonnie Bartosiak, Chairman Bill Johnson, Secretary Pat Cocchiarella and Tanya Carver.

Not Present: Alternate Edna Cruz, Alternate Joe Dempsey, Alternate Joe Rasberry and Alan Goldstone.

Also Present: Jessica Pennell, Administrative Secretary and Jeff Holzman, ZEO.

PLEDGE OF ALLEGIANCE

CHAIRMAN'S REPORT

Chairman Bill Johnson reported that an appeal has been filed for an application that was approved regarding Pulte Homes, Oxford Greens, Phase 4 – Site Plan Modification.

Chairman Bill Johnson also stated that the Accessory Apartment Amnesty would be discussed at the Special Meeting on June 20th.

Chairman Bill Johnson also stated that he would not be running in the upcoming election.

SEATING OF ALTERNATES – No alternates were seated.

AUDIENCE OF CITIZENS (Not for Pending Applications)

Cindy McFadden, 602 Juniper Court, spoke briefly to the commission about sidewalks in Oxford, including the ones that exist in Meadowbrook as well as the one that runs parallel to a portion of Great Hill Road. She inquired about their ADA compliance.

Ann Krane, 411 Mulligan Drive, stated that she had previously been receiving the agendas for meetings, and has not been receiving them.

Secretary Jessica Pennell stated that she would make sure Mrs. Krane began receiving the agendas via e-mail.

AMENDMENTS TO AGENDA

MOTION BY Harold Cosgrove to amend the agenda by adding Invoices 5123, 5124 and 5125 to the agenda under Other Business. **Second by Secretary Pat Cocchiarella. All Ayes.**

OLD BUSINESS

- 1.) **Z-04-006 - Susan Petinella, Governor's Hill Road – Petinella Subdivision/Randall Drive** (Request for Bond Release) (***TABLED*** until Commission receives report from Town Engineer, Jim Galligan)

MOTION BY Harold Cosgrove to remove this item from the table. **Second by Tanya Carver**
All Ayes.

Secretary Pat Cocchiarella read correspondence dated June 3, 2013 from D'Amico Associates.

Secretary Pat Cocchiarella read correspondence dated June 4, 2013 from Town Engineer, Jim Galligan.

The Town Engineer's report stated that this item should be tabled until the pending minor items are completed.

MOTION BY Harold Cosgrove to table this item. **Second by Tanya Carver. All Ayes.**

- 2.) **Z-13-030 [RES-A] – 25 Reality Road, Leslie & Leonard Alexander** (Shed Permit – 12x24) (Waiting for response from Town Planner and Town Attorney) (***TABLED***)
- 3.) **Z-04-106 – Kerski Associates, L.P., Towantic Pond – Assisted Living Facility – Towantic Hill Road (Lot B)** (Request for confirmation/status of 10/2004 approval) (***TABLED*** until Commission receives review from Town Attorney, Kevin Condon)

NEW BUSINESS

- 1.) **Z-13-056 [RES-A] – Applicant: Jason Stryjewski & Krista Drain – 30 Oxford Road** (Request for cottage business permit – Chiropractic Office by appointment) (Article 5, Section 2 – Permitted Uses) (Waiting for approvals from other departments)

ZONING ENFORCEMENT

The ZEO handed out the monthly revenue report to Commission members. He also discussed briefly some inquiries that he was working on, and assured the Commission that he would come back to them with more information before taking any action.

CORRESPONDENCE

Secretary Pat Cocchiarella read a letter dated May 23, 2013 from Town Engineer, Jim Galligan regarding Meadow Brook Estates.

ACCEPTANCE OF MINUTES:

MOTION BY Wayne Watt to approve:

- 1.) May 21, 2013 Public Hearing/Special Meeting Minutes
- 2.) May 21, 2013 Regular Meeting Minutes
- 3.) May 23, 2013 Special Meeting Minutes

Second by Harold Cosgrove. Ayes (5), Abstention (1), Vice Chairman Bonnie Bartosiak.

UPCOMING PUBLIC HEARINGS/SPECIAL MEETINGS:

Public Hearing to be held on June 20, 2013 at 7:00 P.M. on the following applications:

Z-13-048 – [RES-A] (Applicant & Owner): Glendale at Oxford, LLC c/o Mark IV Construction Co. Inc. – Christian Street – Map:19 Block: 26 Lot: 1

Z-13-048a- Zoning Text Amendment (Article 18 of the Oxford Zoning Regulations)
Proposal to create a new zone designated as “Designed Conservation District”.

Z-13-048b- Zoning Map Amendment (Article 18 of the Oxford Zoning Regulations)
Request to re-zone the subject property if the new “Designed Conservation District” is adopted.

Z-13-048c- Special Permit/Site Plan Approval (Article 10, Section 9A)
Proposal to permit a 137 dwelling, common interest residential community on property located on Christian Street.

OTHER BUSINESS

a. Invoice from Anne Sohon, Court Stenographer

MOTION BY Secretary Pat Cocchiarella to approve the invoice for the Court Stenographer.
Second by Harold Cosgrove. All Ayes.

b. Invoices 5123, 5124 & 5125 from Turner Miller Group


MOTION BY Harold Cosgrove to approve the invoices listed from Turner Miller Group. **Second by Tanya Carver. All Ayes.**

ADJOURNMENT

MOTION BY Tanya Carver to adjourn the meeting at 8:00 PM. **Second by Vice Chairman Bonnie Bartosiak. All Ayes.**

Respectfully submitted,


Jessica Pennell
Administrative Secretary


TOWN CLERK
JUN -6 PM 3:29
TOWN OF OXFORD, CT