



Planning & Zoning Commission

**Planning & Zoning Regular Meeting Minutes**  
**Tuesday, August 6, 2013**  
**7:30 P.M.**  
**Main Meeting Room – Oxford Town Hall**

**CALL TO ORDER**

Chairman Bill Johnson called the meeting to order at 8:30 PM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** Alternate Joe Dempsey, Alternate Joe Rasberry, Alternate Jeff Luff, Harold Cosgrove, Wayne Watt, Vice Chairman Bonnie Bartosiak, Chairman Bill Johnson, Secretary Pat Cocchiarella and Tanya Carver.

**Also Present:** Anna Rycenga, ZEO, Jessica Pennell, Administrative Secretary and Peter Olson, Land Use Attorney.

**Not Present:** Alan Goldstone.

**CHAIRMAN'S REPORT**

**SEATING OF ALTERNATES**

Chairman Bill Johnson seated Alternate Joe Dempsey for Commissioner Alan Goldstone.

**AUDIENCE OF CITIZENS** (Not for Pending Applications)

**AMENDMENTS TO AGENDA**

**MOTION BY Secretary Pat Cocchiarella to add Z-12-131 –“Peachwave” - 71 Oxford Road, Unit 6 to the agenda under Old Business #5.**

**Second by Vice Chairman Bonnie Bartosiak.**

All Ayes.

**OLD BUSINESS**

**1.) Z-12-148 – Helen & Anthony Stachelvzk – 57 Newgate Road** (Re-subdivision)

- a. Letter dated 7/31/2013 from Attorney Robert Uskevich.

**Secretary Pat Cocchiarella** read a letter dated 7/31/2013 from Attorney Robert Uskevich.

**Attorney Uskevich** was present to speak on behalf of his clients. He stated that he was retained on July 31, 2013 and it was requested of him that he try to get a longer extension than the previous one approved at the July 16<sup>th</sup> meeting of the Commission. He stated that in order to meet the conditions of approval, he has to get partial releases on the mortgage for the land that is being conveyed and this will take some time.

**MOTION BY Wayne Watt** to extend the expiration date for the Mylar for 148 days, the new expiration date for filing the mylar will be January 10, 2014. **Second by Vice Chairman Bonnie Bartosiak.**

All Ayes.

**2.) Z-97-165 – Beth Acres – (Owner: Brian Botti)** (2 Lot Subdivision)

- a. Status Update from Town Attorney & Zoning Enforcement Officer

**TABLED** per Town Attorney Kevin Condon.

**3.) Z-04-006 - Susan Petinella, Governor's Hill Road – Petinella Subdivision/Randall Drive** (Authorize Chairman & Secretary to sign Mylar)

**MOTION BY Harold Cosgrove** to *approve* the signing of the mylar *subject to* the payment of invoices #172-13 and #254-13 by the applicant. The mylar will be released to the applicant once the invoices are paid. **Second by Wayne Watt.**

All Ayes.

**4.) Z-13-013 – 589 Investments, Hawley Road and Christian Street**  
(Authorize Chairman & Secretary to sign Mylar)

**MOTION BY Secretary Pat Cocchiarella** to *approve* the signing of the mylar by the Secretary and Chairman. **Second by Tanya Carver.**

All Ayes.

**5.) Z-12-131 –“Peachwave” - 71 Oxford Road, Unit 6**

**Anna Rycenga, ZEO** stated that “Peachwave” was asked to attend tonight’s meeting. She stated that commission members have been complaining about the signs and banner that is posted on the weekends, as well as the window signs. She stated that she has also received complaints from other businesses in Town.

**Anna Rycenga, ZEO** stated that a generic letter will go out to businesses that there will be enforcement done regarding signs.

**Chairman Bill Johnson** stated that “Peachwave” will be asked to attend the next meeting and if they do not attend, fines will be issued.

**Harold Cosgrove** questioned the size allowed for neon signs.

**Wayne Watt** stated that the town is business friendly and that possibly someone could talk to the owner of “Peachwave”.

**NEW BUSINESS**

**ZONING ENFORCEMENT**

**Anna Rycenga, ZEO** stated that she will submit a written report at the next Regular Meeting.

**CORRESPONDENCE**

The commission Secretary noted the following correspondence for the record.

- a.) Letter from Anna Rycenga, ZEO to First Oxford House, LLC  
Re: 441 Oxford Road – Interior Renovation – Plan approval by ZEO
- b.) Letter from the Town of Monroe  
Re: Proposed Revised updates to the Town of Monroe Zoning Regulations
- c.) Letter from the CT Siting Council  
Re: EM-SPRINT-108- 130712- 338 Oxford Road
- d.) Memorandum dated 7/30/13 from the Selectmen’s Office  
Re: 2012-2013 Annual Report
- e.) Memorandum dated 8/1/13 from the Website Committee to all Boards and Commission  
Re: Updates to Town of Oxford Website

**ALL CORRESPONDENCE IS ON FILE IN THE PLANNING & ZONING DEPARTMENT.**

**ACCEPTANCE OF MINUTES:**

- 1.) July 16, 2013 Regular Meeting Minutes

**MOTION BY Joe Dempsey** to *approve* the July 16, 2013 Regular Meeting Minutes as presented.

**Second by Wayne Watt.**

**All Ayes.**

**OTHER BUSINESS**

1.) Invoice # 13-021 from Anne Sohon.

**MOTION BY Vice Chairman Bonnie Bartosiak to *approve* Invoice # 13-021 for services rendered by Anne Sohon.**

**Second by Chairman Bill Johnson.**

**All Ayes.**

2.) Invoices from Brian Miller - #5126, #5127, #5135, #5140 & #5141 ADD # 5148.

**MOTION BY Secretary Pat Cocchiarella to *approve* Invoice # 5126, #5127, #5135, #5140 & #5141 for services rendered by Brian Miller, of Turner Miller Group.**

**Second by Tanya Carver.**

**All Ayes.**

3.) Invoices from Nafis & Young - #127-13, #172-13, #254-13, & #206-13.

**MOTION BY Secretary Pat Cocchiarella to *approve* Invoice # 127-13, #172-13, #254-13, & #206-13 for services rendered by Nafis & Young Engineers.**

**Second by Tanya Carver.**

**All Ayes.**

**UPCOMING PUBLIC HEARINGS/SPECIAL MEETINGS:**


**ADJOURNMENT**


**MOTION BY Chairman Bill Johnson to *adjourn* the meeting at 9:15 P.M.**

**Second by Vice Chairman Bonnie Bartosiak.**

**All Ayes.**

Respectfully submitted,

  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

13 AUG -9 PM 3:48  
TOWN OF OXFORD, CT  
  
TOWN CLERK