

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

Planning & Zoning Commission

Regular Meeting Minutes
Tuesday, February 18, 2014
7:30 PM
Oxford Town Hall
Main Meeting Room

CALL TO ORDER

Vice Chairman Watt called the *February 18, 2014 Regular Meeting* to order at 7:49 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: David Stocker, Pete Zbras, Harold Cosgrove, Pat Cocchiarella, Wayne Watt, Jeff Luff and Todd Romagna.

Also Present: Administrative Secretary, Jessica Pennell, Town Planner, Brian Miller and Anna Rycenga, ZEO.

Absent: Tanya Carver, Arnie Jensen and Don Pelletier.

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

Vice Chairman Watt seated Alternate David Stocker in Chairman Carver's absence.

Vice Chairman Watt seated Alternate Pete Zbras in Commissioner Jensen's absence.

AUDIENCE OF CITIZENS (Not for Pending Applications)

AMENDMENTS TO AGENDA

OLD BUSINESS

- 1.) **Zoning Regulation Amendment – Fee Schedule (Appendix A)**
Public Hearing Closed on 2/4/2013

Vice Chairman Watt began by questioning if the fee schedule is complete and if the Commission finds any discrepancies with what had previously been discussed.

Commission members all agreed that the fee schedule presented to them this evening has incorporated all the changes that were previously discussed in the Public Hearings.

MOTION BY Commission Secretary Luff to *approve* the following resolution:

WHEREAS, The Commission has conducted a properly noticed public hearing on the proposed amendment to Appendix A; held on January 28, 2014 and February 4, 2014;

WHEREAS; the Commission has considered all testimony presented at this public hearing;

WHEREAS; The Commission finds, upon analysis and all testimony submitted, that the proposed amendment is not contrary to the goals, policies and strategies presented within the 2007 Oxford Plan of Conservation and Development;

THEREFORE; The Oxford Planning and Zoning Commission adopts the proposed amendment to a Appendix A of the Oxford Zoning Regulations which govern fees for Zoning Applications; subject to the following:

- Such regulations shall be in effect as of March 1, 2014; based upon the following finding:
- The proposed amendment is not inconsistent with the Plan of Conservation and Development; and the Comprehensive Plan of the Town of Oxford.

Second by Commissioner Cocchiarella.

All Ayes.

NEW BUSINESS

- 1.) **Planning & Zoning Regulations Amendment – Proposed New “Village District”**
SET PUBLIC HEARING DATE

MOTION BY Commissioner Cosgrove to set a Public Hearing date for *Tuesday, March 11, 2014* at *7:00 PM*.

Second by Vice Chairman Watt.

All Ayes.

BOND RELEASES

LITIGATION

ZONING ENFORCEMENT

The ZEO will present to the Commission any reports/information/or other items deemed necessary.

Anna Rycenga, ZEO stated that a preconstruction meeting was held on 2/6/2014 at 2:00 PM for Oxford Town Center (Haynes). She stated that at that meeting the applicant mentioned being concerned about the hours of operation and asked if they could expand the hours beyond 8 a.m. - 4 p.m. She also stated that the applicant would like to have a number of portable crushers on site. She requested that the applicant submit a formal letter to her, which she has handed out to the Commission.

A lengthy discussion ensued amongst Commission members and Anna Rycenga, ZEO.

Alternate David Stocker questioned if this would be covered under the Town's Noise Ordinance.

Commissioner Cocchiarella stated that when they approved this application, the idea was that the Commission wanted to expedite the excavation.

Alternate Pete Zbras and **Commission Secretary Luff** noted that they believed that the noise was the main concern.

Commissioner Romagna questioned if the Noise Ordinance would be violated if they started at 7:00 a.m.

Anna Rycenga, ZEO noted that the hours of 8 a.m. – 4 p.m. are stated in the regulations for excavation.

Vice Chairman Watt stated that he does not have a problem with a few portable crushers on site as long as they are only running during the 8 a.m. – 4 p.m. timeframe.

Anna Rycenga, ZEO questioned if the portable rock crushers should also be 150' from the project perimeter.

Commissioners agreed that all rock crushers should be 150' from the project perimeter.

Town Planner, Brian Miller suggested at some point updating the regulations regarding hours of operation for excavation.

Anna Rycenga, ZEO requested a formal motion from the Commission.

MOTION BY Commissioner Cocchiarella to apply the following to application **Z-13-138** for **Oxford Town Center**.

- 1.) Rock crushers can operate between the hours of 8 a.m. and 4 p.m., Monday through Friday.
- 2.) There can be up to 4 portable rock crushers and 1 fixed rock crusher on site.
- 3.) All rock crushers (fixed & portable) must be located 150' from the project perimeter.
- 4.) The hours of operation for activities other than rock crushing are 7 a.m. to 5 p.m., Monday through Friday.

Second by Vice Chairman Watt
All Ayes.

CORRESPONDENCE

Commission Secretary Luff noted the following correspondence for the record.

- a.) Letter dated 2/3/2014 from Rosa Reyes, Bond Department – Travelers
Re: Haynes Construction Company
- b.) Letter dated 2/3/2014 from Rosa Reyes, Bond Department – Travelers
Re: Haynes Construction Company
- c.) Letter dated 2/7/2014 from the CT Siting Council

- Re:** EM-AT&T-108-140206 – Intent to modify an existing telecommunications facility at 338 Oxford Road
- d.) Letter from Steven E. Byrne, Executive Director – CT Federation of Planning & Zoning Agencies
Re: CFPZA Annual Conference – March 13, 2014
- e.) Letter dated 1/31/2014 from State of Connecticut – DOT
Re: Town of Oxford – Mixed Use Development

ACCEPTANCE OF MINUTES:

MOTION BY Commission Secretary Luff to table the following minutes:

- 1.) February 4, 2014 Public Hearing Minutes – 7:00 PM
- 2.) February 4, 2014 Regular Meeting Minutes – 7:30 PM

Second by Commissioner Romagna.
All Ayes.

INVOICES

OTHER BUSINESS

- 1.) Any other business the Commission deems necessary for discussion.

UPCOMING EVENTS/MEETINGS:

- 1.) **Z-14-001 [RES-A] – Glendale at Oxford – Owner & Applicant: Glendale at Oxford, LLC, Christian Street (Map: 19 Block: 26 Lot: 1)** (Zoning Regulations Amendment- Proposed New Article 5B – Housing Opportunity Development District – HODD) ***SET PUBLIC HEARING DATE***
- 2.) **Z-14-002 [RES-A] – Glendale at Oxford – Owner & Applicant: Glendale at Oxford, LLC, Christian Street (Map: 19 Block: 26 Lot: 1)** (Zoning Map Amendment) ***SET PUBLIC HEARING DATE***
- 3.) **Z-14-003 [RES-A] – Glendale at Oxford – Owner & Applicant: Glendale at Oxford, LLC, Christian Street (Map: 19 Block: 26 Lot: 1)** (Application for Site Plan Approval)


ADJOURNMENT


MOTION BY Commissioner Cosgrove to *adjourn* the meeting at 8:45 PM.

Second by Vice Chairman Watt.

All Ayes.

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

14 FEB 26 AM 11:10
TOWN OF OXFORD, CT

TOWN CLERK