



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**

**SPECIAL MEETING/PUBLIC HEARING**  
**MINUTES**

Tuesday, October 15, 2013

7:00 PM

Main Meeting Room

Oxford Town Hall

**Chairman Bill Johnson** called the October 15, 2013 Special Meeting/Public Hearing to order at 7:02 PM.

**ROLL CALL**

**Present:** Alternate Joe Dempsey, Harold Cosgrove, Alternate Arnie Jensen, Wayne Watt, Vice Chairman Bonnie Bartosiak, Chairman Bill Johnson, and Secretary Pat Cocchiarella.

**Also Present:** Peter Olson, Land Use Counsel, Allan Young, P.E., Town Engineer, Town Planner, Brian Miller, Anna Rycenga, ZEO and Jessica Pennell, Administrative Secretary.

**Not Present:** Alternate Joe Rasberry and Jeff Luff.

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING – 7:00 P.M.**

**Z-13-139 [RES-A] 501 Roosevelt Drive, Owner & Applicant: Michael Ligi**

(Special Exception - Article 10, Section 3, Site Plan approval, Article 3, Section 25 – 8' Retaining Wall)

**Anna Rycenga, ZEO** explained to the Commission that Mr. Ligi is present because he has requested to build a retaining wall that is 8 feet in height. She stated that per the Zoning Regulations, Article, 3, Section 25, any retaining wall over 6 feet in height is not under her jurisdiction, it must be approved by Special Exception/Permit by the Commission.

**Secretary Pat Cocchiarella** read correspondence dated October 12, 2013 from Allan Young, P.E. regarding this application. (**Attachment A**)

**Anna Rycenga, ZEO** informed the Commission that she sent the applicant a Notice of Violation/Cease and Desist Order on July 8, 2013 because he had constructed the wall without securing the proper permits. She also stated that the Building Department and Inland/Wetlands Department also had the applicant in violation.

**Anna Rycenga, ZEO** stated that it is apparent that the wall is tilting toward the river. She commented that originally the wall was going to be taken down, but the applicant is now proposing to reconstruct the wall.

### APPLICANT PRESENTATION

**Michael Ligi, 501 Roosevelt Drive**, submitted the return receipt cards and the photo of the sign that are required for the Public Hearing process. He stated that originally there was a wall but when he moved in it was in disarray. He stated that he did the work without a permit and now he would like to make it right by getting the proper permits and hiring an engineer to build it to the towns specifications.

**Paul Bombero, L.S.**, stated that the wall they are proposing is from 4 to 8 feet in height. He commented that he will revise the plans as requested by the Town Engineer. He stated that the wall be taken down and then constructed in conjunction with a licensed engineer.

**Allan Young, P.E.**, stated that the plans that were submitted need to be clarified and the engineer needs to provide more clarity and detail to what they are actually proposing.

**Anna Rycenga, ZEO** stated that this application still needs wetlands approval.

**Harold Cosgrove** noted that if this wall ever has graffiti on it, that it be a condition that the graffiti be removed by the owner. He also stated that he would like to have the wall backfilled in order to add more continuity to the land.

**Anna Rycenga, ZEO** requested copies of photos from the applicant, Mr. Ligi.

### QUESTIONS/COMMENTS FROM THE COMMISSION

### QUESTIONS/COMMENTS FROM THE PUBLIC

### CONTINUE/CLOSE

**MOTION BY Joe Dempsey** to continue this Public Hearing to November 12, 2013 at 7:00 PM.  
**Second by Wayne Watt.**

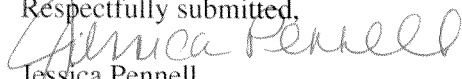
**VOTE: All Ayes.**

### ADJOURNMENT

**MOTION BY Secretary Pat Cocchiarella** to adjourn the meeting at 7:15 PM.  
**Second by Vice Chairman Bonnie Bartosiak.**

**VOTE: All Ayes.**

Respectfully submitted,

  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

13 NOV -7 AM 9:40  
TOWN CLERK  
