

**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

**PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING MINUTES**

Friday, November 30, 2012 at 10:25 AM  
Meeting Room B, Oxford Town Hall

**CALL TO ORDER**

Chairman Bill Johnson called the meeting to order at 10:31 AM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** Harold Cosgrove, Secretary Pat Cocchiarella, Chairman Bill Johnson, Wayne Watt and Jessica Pennell, Administrative Secretary.

**Not Present:** Alan Goldstone, Vice Chairman Bonnie Bartosiak, Tanya Carver, Alternate Edna Cruz, Alternate Joe Dempsey and Anna Rycenga, ZEO.

Alternate Joe Rasberry arrived at 10:36 AM.

**SEATING OF ALTERNATES** - No alternates were seated for this meeting.

1. **Z-12-131 – 71 Oxford Road, Owner: Oxford Park, LLC – Applicant: ME Business Associates, LLC - Peachwave (Use Permit)**

Secretary Pat Cocchiarella moved to *approve* application: **Z-12-131 – 71 Oxford Road, Owner: Oxford Park, LLC – Applicant: ME Business Associates, LLC - Peachwave (Use Permit)** based on plans dated 10/30/2012 – last revised 11/5/2012 with the following conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or the public hearings regarding this application.
2. Compliance with the Statement of Use dated 11/19/2012.
3. Compliance with the P.D.D.H. letter of approval dated 11/6/2012.
4. Compliance with the W.P.C.A. approval dated 11/20/2012.
5. Compliance with the Fire Marshal's approval dated 11/27/2012.

6. Any changes and/or modifications to the use permit must come back before the Planning & Zoning Commission for approval, including any lease changes or changes in ownership.
7. Compliance with the Oxford Zoning Regulations as of this date.
8. Per Article 3, Section 19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.

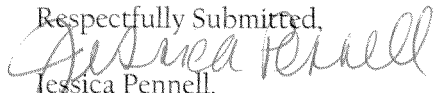
Reason for approval is that the application meets Oxford Zoning Regulations in effect as of this date.


Second by Wayne Watt. All Ayes.

ADJOURNMENT

Harold Cosgrove moved to *adjourn* the meeting at 10:39 AM. Second by Secretary Pat Cocchiarella. All Ayes.

Respectfully Submitted,

  
Jessica Pennell,  
Administrative Secretary  
Planning & Zoning Commission

12 DEC 12 AM 9:59  
TOWN OF OXFORD, CT  
  
TOWN CLERK