

Minutes approved by  
Commission on \_\_\_\_\_ 2013

## Planning & Zoning Commission

### SPECIAL MEETING MINUTES

Tuesday, January 15, 2013  
8:00 PM, Main Meeting Room  
Oxford Town Hall

### CALL TO ORDER

Chairman Bill Johnson called the meeting to order at 8:47PM.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

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

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

**Not Present:** Alan Goldstone, Alternate Edna Cruz & Alternate Joe Dempsey.

### SEATING OF ALTERNATES

Chairman Bill Johnson seated **Alternate #1 – Joe Rasberry** in the absence of **Commissioner Alan Goldstone**.

Secretary Pat Cocchiarella read a statement he has prepared into the record:

Mr. Chairman, fellow Commissioners, Alternates and staff;

I have read and re-read this proposed change to our regulations and have realized the total implication of what we are doing. Most of us are here in Oxford because we wanted the rural environment and lifestyle that comes with it. We pay for that choice. Our families need at least two cars; we pay for our garbage pick-up, we have wells for our water, septic systems for our waste. Past Commissions have set aside Industrial land for our continued economic growth; they raised the minimum residential lot to two acres per home to help maintain the character and density the people wanted. The Constitution of the United States was written 1.) to protect the people from government, and 2.) to limit government power. It is time to stop attacking each other, put aside our differences and stand up to Hartford and Washington and tell them we will no longer let them make us the victims of social engineering. Tell them we will fight in court to live as we see fit. Let our town elected officials know that there are options. We can put our surplus into a fund to buy valuable properties to protect them. We can have a substantial a budget for legal services specifically to fight those who would destroy our town and our way of life.

**MOTION by Harold Cosgrove to *approve* the following resolution:**

**WHEREAS**, The Oxford Planning and Zoning Commission has recognized that there is a need to increase affordable housing in the Town, to provide housing for our senior and workforce populations, and housing that is attractive and affordable for young adults;

**WHEREAS**, the Oxford Planning and Zoning Commission has determined that it is important that all housing, within the Town, including affordable housing, be developed in a manner which is consistent with the character and history of the Town, and is guided in a manner which is beneficial to all residents of the Town:

**WHEREAS**, the public hearing for this application was legally noticed, in conformance with Connecticut State Statutes and the Zoning Regulations of the Town of Oxford.

**WHEREAS**, The Oxford Planning and Zoning Commission has considered the testimony presented at the public hearing, opened on December 4, 2012 and continued on January 8, 2013.

**BE IT RESOLVED**, that based upon the application and testimony, this application is approved, for the following reasons:

1. This approval is consistent with the comprehensive plan.
2. This approval is in conformance with the 2007 Oxford Plan of Conservation and Development.
3. This approval is consistent with, and furthers the intent of Section 8-23 of the Connecticut General Statutes in that it provides for the development of affordable housing within the Town of Oxford.
4. This amendment shall be effective on *February 7, 2013*.

**MOTION** seconded by Joe Rasberry.

**Discussion:**

**Anna Rycenga, ZEO** suggested changing the word “applications” to “regulations amendment”.

**Attorney Peter Olson** suggested, in paragraph one and two to amend “governs application process for Affordable Housing applications and therefore is in conformance with the Plan of Development and the Plan of Conservation and Development”.

**Harold Cosgrove** accepted the amendments to his original motion.

**Joe Rasberry** seconded the amended motion.

**Chairman Bill Johnson** called for a Roll Call vote:


Joe Rasberry – Aye

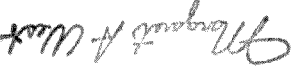
Harold Cosgrove – Aye  
Wayne Watt – Aye  
Vice Chairman Bonnie Bartosiak – Aye  
Chairman Bill Johnson – Aye  
Secretary Pat Cocchiarella – Aye  
Tanya Carver – Aye

**MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**MOTION by Harold Cosgrove to *adjourn* the meeting at 8:56 PM.  
MOTION seconded by Secretary Pat Cocchiarella. All Ayes.**

Respectfully submitted,  
  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

13 JAN 25 PM 3:11  
TOWN OF OXFORD, CT  
  
TOWN CLERK