

TOWN OF OXFORD

PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov
www.Oxford-CT.gov



Regular Meeting Motions

Tuesday, February 6, 2018
7:30 PM
Main Meeting Room
S.B. Church Memorial Town Hall

CALL TO ORDER

Chairman Jeff Luff called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Bob Costigan, John Kerwin, Pete Zbras, Arnie Jensen, Jeff Luff, Pat Cocchiarella and Tanya Carver.

Not Present: Harold Cosgrove and Dan Wall.

Also Present: Jessica Pennell, Steven S. Macary, ZEO and Jim Galligan, Land Use Engineer.

SEATING OF ALTERNATES

Chairman Jeff Luff seated Alternate Commissioner Bob Costigan and Alternate Commissioner John Kerwin

AMENDMENTS TO AGENDA

There were no amendments to the agenda.

CORRESPONDENCE

Commission Secretary Pat Cocchiarella read an email from Commissioner Dan Wall into the record

regarding New Business #1.

AUDIENCE OF CITIZENS (Items not listed on the agenda)

Linda Czaplinski, 30 Freeman Road.
Paula Guillet, 175 Good Hill Road.

NEW BUSINESS

1. **Z-17-147 [VCMUD] 300 & 304 Oxford Road – Owner & Applicant: Oxford Towne Center, LLC** (Phase 3A Site Plan Application - Residential Units)

Representatives for Oxford Towne Center, LLC gave a presentation regarding Phase 3A, the Residences at Quarry Walk.

The following presented the application and or presented exhibits to the Commission:
Attorney Dominick Thomas, Engineer Kyle Bogardus, Architect Thomas Arcari, Owner, Tom Haynes and Development Manager Kathy Ekstrom.

Correspondence was received from State Police Sergeant Daniel Semosky and Fire Marshal, Scott Pelletier.

The following residents spoke regarding this application:

Linda Czaplinski, 30 Freeman Road.
Paula Guillet, 175 Good Hill Road.
Ann Krane, 411 Mulligan Drive.

MOTION BY Commissioner Tanya Carver to table this application the next Regular meeting.
Second by Vice Chairman Arnie Jensen.

All (7) Ayes.

Motion passed 7-0.

2. **Z-17-148 [IND] 20 North Larkey Road – Owner: Andy Turmel – Applicant: Tom Beck - TCB Ventures, Inc. - “Monster Truck Park”**
(Site Plan Application) (Special Exception – Use)

SET PUBLIC HEARING – Suggested date: March 6, 2018 at 7:00 PM.

MOTION BY Commission Secretary Pat Cocchiarella to set a Public Hearing for March 6, 2018 at 7:00 PM.

Second by Commissioner Tanya Carver.

All (7) Ayes.

Motion passed 7-0.

(Alternate Commissioner John Kerwin left the meeting).

OLD BUSINESS

1. **Z-17-134 [IND] 115 Hurley Road, Building 9A-D – Owner: HF Industrial Park Limited Partnership – Applicant: Thomas Sobocinski “Black Hog Brewing Company”**
(Use Permit)

MOTION BY Commissioner Pete Zbras to table this application.
Second by Commissioner Tanya Carver.
All (7) Ayes.
Motion passed 7-0.

ZONING ENFORCEMENT

- Report of the ZEO on complaints, violations and any other items deemed necessary for discussion and/or action by the Commission.

APPROVAL OF MINUTES

MOTION BY Commission Secretary Pat Cocchiarella to approve the following minutes as presented:

1. 12/5/17 – Regular Meeting Minutes
4. 1/2/18 – Special Meeting Minutes
5. 1/2/18 – Regular Meeting Minutes
6. 1/30/18 – Special Meeting Minutes

Second by Vice Chairman Arnie Jensen.
Ayes (6), Abstention (1) Alternate Commissioner Bob Costigan.
Motion passed 6-1.

The following minutes were tabled:
2. 12/19/17 – Public Hearing Minutes
3. 12/19/17 – Regular Meeting Minutes

INVOICES

There were no invoices that required approval.

OTHER BUSINESS

The following items were discussed briefly by the Commission.

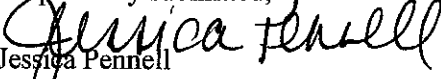
1. Update on Corrections/Modifications of the POCD.
2. Annual CFPZA Conference – March 22, 2018
3. Any other business the Commission deems necessary for discussion.

ADJOURNMENT

MOTION BY Vice Chairman Arnie Jensen to adjourn the meeting at 10:45 PM.
Second by Alternate Commissioner Bob Costigan.
All (6) Ayes.

Motion passed 6-0.


Respectfully submitted,



Jessica Pennell

Planning & Zoning Department

Planning & Zoning Commission

18 FEB - 8 PM 4: 25
TOWN OF OXFORD, CT

TOWN CLERK