



**TOWN OF OXFORD**  
**PLANNING & ZONING COMMISSION**  
**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**  
**Regular Meeting Minutes**  
**Tuesday, May 17, 2022**  
**7:30 PM – Main Meeting Room**  
**S.B. Church Memorial Town Hall**

**I. CALL TO ORDER**

**Chairman Pat Cocchiarella** called the meeting to order at 7:30 PM.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Present:** Robert Carr, Joshua Dykstra, Pete Zbras, Dan Wall, John Kerwin, Pat Cocchiarella, Brett Olbrys, Jesse Schremmer, and Ed Rowland.

**Also present:** Kevin McSherry, Land Use Counsel, and Jessica Pennell, Coordinator.

**IV. EXECUTIVE SESSION** to discuss a Personnel Matter.

**Chairman Pat Cocchiarella** stated that the Commission would not be going into Executive Session this evening.

**IV. SEATING OF ALTERNATES**

No alternates were seated.

**V. PUBLIC HEARINGS**

- A. Recessed Public Hearings - NONE
- B. New Public Hearings - NONE
- C. Future Public Hearings - NONE

**VI. REGULAR MEETING BUSINESS**

- A. Amendments to the Agenda - There were no amendments.
- B. Audience of Citizens - There were no comments from the public.

C. Correspondence:

**Commission Secretary Brett Olbrys** read the following correspondence into the record:

- a. Email dated 4/21/2022 from Erik Granato  
Re: 81 Newgate Road
- b. Emails dated 5/2/2022 and 5/16/2022 from Leslie Alexander  
Re: 81 Newgate Road

D. Old Business - Matters on which a Public Hearing was held

E. Old Business - Other - None

F. New Business - Schedule a Public Hearing - None

G. New Business - Other - None

H. Zoning Enforcement - None

I. Minutes:

- a. 4/19/2022 Regular Meeting Minutes

**MOTION BY Commissioner Ed Rowland** to approve the 4/19/2022 Regular Meeting minutes as presented.

**Second by Commission Secretary Brett Olbrys.**

**All (7) Ayes.**

Motion passed unanimously.

- b. 5/3/2022 Regular Meeting Minutes

**MOTION BY Commissioner Ed Rowland** to approve the 5/3/2022 Regular Meeting minutes as presented.

**Second by Commission Secretary Brett Olbrys.**

**All (7) Ayes.**

Motion passed unanimously.

J. Invoices - None

K. Other Business - None

- a. Letter dated 3/10/2022 - Final Bond Release Request - Meadowbrook Estates

**MOTION BY Commissioner John Kerwin** to make a favorable recommendation to the Board of Selectmen to release the 10% maintenance bond for Meadowbrook Estates pursuant to Planning & Zoning Engineer, Jim Galligan's letter dated 3/10/2022.

**Second by Commissioner Pete Zbras.**

**All (7) Ayes.**

Motion passed unanimously.

- b. Farm Events - Subcommittee

Commissioners discussed briefly the sub-committee for the farm events regulations and noted that they will be setting meeting dates and times. and that Jessica will be emailing them information.

- c. Any other business the Commission deems necessary for discussion.

Commissioners briefly discussed the need to update the Planning & Zoning Policies and Procedures.

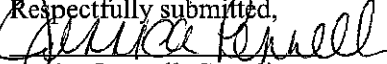
L. Adjournment


**MOTION BY Commissioner John Kerwin** to adjourn the meeting at 7:55 PM.

**Second by Commission Secretary Brett Olbrys.**

**All (7) Ayes.**

Motion passed unanimously.

Respectfully submitted,  
  
Jessica Pennell, Coordinator  
Planning & Zoning Commission

22 MAY 19 AM 11:12  
TOWN OF OXFORD, CT  
  
TOWN CLERK