



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission

Regular Meeting
MOTIONS
Tuesday, April 21, 2015
7:30 PM
Oxford Town Hall
Main Meeting Room

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Ed Rowland, John Kerwin, Pete Zbras, Harold Cosgrove, Arnie Jensen, Tanya Carver, Pat Cocchiarella and Todd Romagna.

Staff Present: Jessica Pennell, Administrative Secretary, Steven S. Macary, ZEO and Brian Miller, Town Planner.

Not Present: Jeff Luff and Glen Persson.

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

Chairman Carver seated Alternates **John Kerwin** and **Ed Rowland**.

AMENDMENTS TO THE AGENDA

- 1.) **MOTION BY Commission Secretary Cocchiarella to AMEND the agenda to add the following items:**

Z-15-021 [RESA] – 1 Silano Drive – Owner: Garrett Raymond – Applicant: Lawrence Millo (Special Exception – construct a Garage & Carport – 1,458 sq. ft.) (**SET PUBLIC HEARING DATE**) as New Business #2.

Z-15-016 [RESA] – Meadow Brook Estates – Site Plan Modification
(Increase homes – 14 to 16 homes - Phase 9) as New Business #3.

Z-15-016 [IND] – 321 Riggs Street – Owner: Tomsuwa, LLC – Applicant: Kovacs Construction (Change of Use) (Sign Permit) as Old Business #5.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

AUDIENCE OF CITIZENS

CORRESPONDENCE

Commission Secretary Cocchiarella noted that the following Correspondence is on file in the P&Z Department during regular business hours.

- a.) **Memo from Office of Policy & Management**
Guidance on Maintaining Eligibility for Discretionary State Funding
RE: CGS Section 8-23

OLD BUSINESS

- 1.) **Z-15-014 [COMM] – 72 Oxford Road – Owner: Applicant: Glenn Fritz**
(Site Plan Modification) (Sign)

MOTION BY Commission Secretary Cocchiarella to REMOVE this application from the table.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

MOTION BY Commission Secretary Cocchiarella to TABLE this application.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

- 2.) **Z-15-008 [IND] – Prokop Road (Lot #4) – Owner & Applicant: Ferris Properties** (Special Exception – Excavation – remove approximately 3,200 cubic yards of material) (Site Plan)
(PUBLIC HEARING scheduled for Tuesday May 5, 2015 at 7:00 PM)

Referred to Brian Miller & Jim Galligan.

- 3.) **Z-15-012 – Proposed Zoning Map Amendment (Commercial to Residential) – Location: Map: 34 Block: 9 Lot: EV4 (Echo Valley Road) Owner: Mark & George Purington – Applicant: Mark Purington**
(PUBLIC HEARING scheduled for Tuesday, May 19, 2015 at 7:00 PM)

Referred to Brian Miller.

- 4.) **Z-15-013 – [RES/COMM] – Echo Valley Road - Map: 34 Block: 9 Lot: EV4**
Owner: Mark & George Purington – Applicant: Mark Purington
(Special Exception/Site Plan– Major Re-grade – approximately 2,400 cubic yards)
(PUBLIC HEARING scheduled for Tuesday, May 19, 2015 at 7:00 PM)

Referred to Jim Galligan.

- 5.) **Z-15-016 [IND] – 321 Riggs Street – Owner: Tomsuwa, LLC – Applicant: Kovacs Construction** (Change of Use) (Sign Permit)

MOTION BY Commissioner Cosgrove to *APPROVE* this application with all applicable standard conditions.

Second by Commission Alternate Ed Rowland.

VOTE: All Ayes.

NEW BUSINESS

- 1.) **Z-15-017 [IND] – 7 Fox Hollow Road – Owner & Applicant: Entrepot, BUI, LLC**
(Site Plan Modification – 3 Level Detached Building)

MOTION BY Commissioner Cosgrove to *APPROVE* this application with all standard applicable conditions.

Second by Commission Secretary Cocchiarella.

VOTE: All Ayes.

- 2.) **Z-15-021 [RESA] – 1 Silano Drive – Owner: Garrett Raymond – Applicant: Lawrence Millo** (Special Exception – construct a Garage & Carport – 1,458 sq. ft.)
(SET PUBLIC HEARING DATE)

MOTION BY Commission Secretary Cocchiarella to *SCHEDULE* a Public Hearing for *Tuesday, June 2, 2015 at 7:00 PM.*

Second by Alternate Commissioner John Kerwin.

VOTE: All Ayes.

BOND RELEASES

- 1.) **Central Park Associates – Bond Release Request**
(Awaiting report from Jim Galligan)

ZONING ENFORCEMENT

- 1.) Commission discussion with ZEO regarding various items, complaints and zoning violations.

APPROVAL OF MINUTES

- 1.) April 7, 2015 – Regular Meeting Minutes

MOTION BY Commission Secretary Cocchiarella to *APPROVE* the April 7, 2015 Regular Meeting Minutes as presented.

Second by Commissioner Cosgrove.

VOTE: Ayes (5), Abstentions (3) – Chairman Carver, John Kerwin and Ed Rowland.

INVOICES

- 1.) **Turner Miller Group Invoices**
a. #5240 – Analysis of Lot Split (**Tabled on 4/7/2015**)

MOTION BY Commission Secretary Cocchiarella to bill out \$170.00 to the applicant/property owner.

Second by Commissioner Jensen.

VOTE: All Ayes.

b. #5241 – Review

MOTION BY Commission Secretary Cocchiarella to *APPROVE PAYMENT* of Invoice #5241.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

c. #5242 – Lot #1 Fox Hollow Road

MOTION BY Commission Secretary Cocchiarella to *APPROVE PAYMENT* of Invoice #5242.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

d. #5244 – Review

MOTION BY Commission Secretary Cocchiarella to *APPROVE PAYMENT* of Invoice #5244.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

2.) **Nafis & Young Invoice**

a. #082-15

MOTION BY Commission Secretary Cocchiarella to *APPROVE PAYMENT* of Invoice #082-15.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

3.) **Micci & Korolyshun, P.C. Invoice – Garden Homes Appeal**

MOTION BY Commission Secretary Cocchiarella to *FORWARD* the Invoice to the Board of Selectmen for payment.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

OTHER BUSINESS

1.) Any other business the Commission deems necessary for discussion.

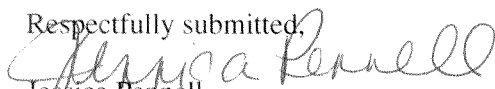
ADJOURNMENT

MOTION BY Commission Alternate Ed Rowland to *ADJOURN* the meeting at 8:40 PM.

Second by Commission Alternate John Kerwin.

VOTE: All Ayes.

Respectfully submitted,


Jessica Pennell
Administrative Secretary

15 APR 23 PM 4:52
TO: JAO, CT
FROM: JAO, CT
SUBJECT: 10/19/21 ERK