



**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**

**Regular Meeting Minutes**

**Tuesday, May 19, 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:** John Kerwin, Pete Zbras, Harold Cosgrove, Glen Persson, Arnie Jensen, Tanya Carver and Pat Cocchiarella.

**Not Present:** Ed Rowland, Todd Romagna and Jeff Luff.

**Staff Present:** Jessica Pennell, Administrative Secretary, Steven S. Macary and Town Planner, Brian Miller, Town Attorney Kevin Condon arrived at 7:45 PM.

**CHAIRMAN'S REPORT**

**SEATING OF ALTERNATES**

**Chairman Carver** seated **Alternate Pete Zbras** and **Alternate John Kerwin**.

**AMENDMENTS TO THE AGENDA**

**AUDIENCE OF CITIZENS**

**CORRESPONDENCE**

a.) FERC: Notice of Intent

**Commission Secretary Cocchiarella** noted this item and stated that it is on file in the Planning & Zoning Department during regular business hours.

Discussion ensued between the Chairman, Town Attorney Kevin Condon and Mr. Teodosio.

The Commission took a 10 minute recess at 8:00 PM.

The Commission came out of recess at 8:10 PM.

**Commission Secretary Cocchiarella** read a letter dated 5/19/2015 from Francis Teodosio into the record.

Discussion ensued between Commission members and Tom Haynes regarding the overall number of units that were originally approved and the amount of units that Mr. Haynes intends on building. It was noted that the project was approved for 182 homes in Oxford and that they have not gone over that number to date. Mr. Haynes also noted that he understands that if they do want to build over the 182 units, it would need to come before the Commission as a Special Exception.

**MOTION BY Commissioner Jensen** to *TABLE* this application to the next regular meeting.  
**Second by Commissioner Cosgrove.**

**VOTE:** All (7) Ayes.

A resolution from Brian Miller was requested for the next meeting.

- 2.) **Z-15-027 – [IND] – Lot 3A Fox Hollow Road – Applicant: Gary Mead – Owner: Entrepot, BUI** (Site Plan – 29,000 square foot building) (Excavation – approximately 4,000 cubic yards) (*Referred to P&Z Engineer, Jim Galligan & Town Planner, Brian Miller & Fire Marshal, Scott Pelletier*)

**MOTION BY Commissioner Cosgrove** to *TABLE* this application to the next regular meeting.

**Second by Commission Secretary Cocchiarella.**

**VOTE:** All (7) Ayes.

- 3.) **Z-15-028 [VCMUD] – Oxford Town Center** (Site Plan Modification) (*Referred to P&Z Engineer, Jim Galligan, Town Planner, Brian Miller & Fire Marshal, Scott Pelletier*)

**Commission Secretary Cocchiarella** read the following correspondence into the record:

- a. Letter dated 5/11/2015 from Nafis & Young
- b. Memorandum dated 5/12/2015 from Langan (Response to Nafis & Young's 5/11/2015 letter)

**Town Planner Brian Miller** stated that the signage should be discussed.

**Commission Secretary Cocchiarella** stated that signs should come before the Commission.

**Kyle Bogardus, Engineer for the applicant** stated that the rock face sign was already approved with the conceptual plan.

**MOTION BY Commissioner Cosgrove** to *TABLE* this application to the next regular meeting.

The Commission voted unanimously to schedule the next Public Hearing for ***Lot #4 – Prokop Road – Ferris Properties*** for ***6/16/2015 at 7:00 PM***. (This is a continued Public Hearing that was awaiting Engineering review – an extension has been filed)

**UPCOMING PUBLIC HEARINGS:**

*June 2, 2015 at 7:00 PM*

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

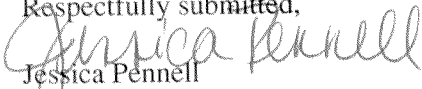
*June 2, 2015 at 7:05 PM*

**Z15-023 [RESA] – 105 O'Neill Road – Applicant & Owner: Timothy J Butterworth** (Special Exception - Garage – approximately 2,000 square feet)

**ADJOURNMENT**

**MOTION BY Commissioner Cosgrove to *ADJOURN* the meeting at 9:38 PM.**  
**Second by Commissioner Jensen.**  
**VOTE: All (7) Ayes.**

Respectfully submitted,

  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

15 JUN 17 PM 12:21  
TOWN CLERK  
