



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

Planning & Zoning Commission

MOTIONS ONLY
Regular Meeting Minutes
Tuesday, September 15, 2015
7:30 PM
Oxford Town Hall
Main Meeting Room

CALL TO ORDER

Chairman Carver called the Regular Meeting of September 15, 2015 to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: John Kerwin, Pete Zbras, Harold Cosgrove, Glen Persson, Arnie Jensen, Tanya Carver
Pat Cocchiarella and Todd Romagna.
Staff Present: Jessica Pennell, Administrative Secretary, Steven S. Macary, ZEO, Attorney Eugene
Micci, James H. Galligan, PZC Engineer and Brian J. Miller, Town Planner
Not Present: Ed Rowland and Jeff Luff.

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

Chairman Carver seated Alternate **John Kerwin**.

AMENDMENTS TO THE AGENDA

AUDIENCE OF CITIZENS

Kathy Johnson, 68 Dorman Road commented to the Commission that they have to address vulnerability of Oxford to high-density housing. She referred to a grant that the town had received to implement Incentive Housing Regulations. She stated that the Town threw away those regulations and that the affordable housing regulations currently in place are not enough to protect the Town from high density housing.

CORRESPONDENCE

Commission Secretary Cocchiarella noted that the following letter was addressed to the Board of Selectmen's Office and copied to Planning & Zoning. It was noted that the Board of Selectmen have not formally requested a review of this item from the Planning & Zoning Commission.

- a. Letter dated August 26, 2015 from William K. Cleaver
Re: Status of Cedarstone Road

OLD BUSINESS

- 1.) **Extension Request - Z-10-011 – Central Park Associates, LLC – 94 Christian Street & Larkey Road (8-30g Application) (Site Plan Modification)**
(TABLE PER APPLICANT’S REQUEST)
- 2.) **Z-15-082 [COMM] – 357 Oxford Road – Owner & Applicant: Alliance Energy Corp.**
(Site Plan Modification)

Commission Secretary Cocchiarella read the following correspondence into the record:

- a. Letter dated September 9, 2015 from James H. Galligan, PZC Engineer.
- b. Memorandum dated September 10, 2015 from Brian J. Miller, Town Planner.

Kevin Doyle, Project Manager for Alliance Energy was present to explain the site plan. He discussed the landscaping of the site and addressed the parking.

Chairman Carver requested that **Brian J. Miller, Town Planner** prepare a resolution for this application.

- 3.) **Glendale at Oxford — Authorize Chairman and Secretary to sign the mylar.**

Steven S. Macary, ZEO stated that he and Commission Secretary Cocchiarella went over the map extensively.

MOTION BY Commissioner Cosgrove to ***AUTHORIZE*** the Chairman and Secretary to sign the Mylar entitled “Glendale at Oxford – Christian St/Jacks Hill Rd, Oxford, CT Map: 19 Block: 26 Lot: 1, prepared for Glendale at Oxford, LLC”.

Second by Commissioner Jensen.

Vote: All (8) Ayes.

NEW BUSINESS

- 1.) **Garden Homes Management Corporation – “Oxford Commons” – Hearing on Remand from Superior Court”**

MOTION BY Commission Secretary Cocchiarella to hold a **Special Meeting on Tuesday, September 29, 2015 at 7:00 PM** to continue the hearing for Garden Homes Management Corporation – “Oxford Commons”.

Second by Alternate Commissioner Kerwin.

Vote: Ayes (7), Nays (1), Commissioner Cosgrove.

BOND RELEASES

- 1.) **Central Park Associates – Bond Release Request (TABLED)**

ZONING ENFORCEMENT

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

APPROVAL OF MINUTES

MOTION BY Commission Secretary Cocchiarella to **APPROVE** the following minutes as presented:

- 1.) September 1, 2015 Regular Meeting Minutes

Second by Commissioner Jensen.

Vote: Ayes (7), Abstention, (1) Commissioner Romagna.

INVOICES

1.) Nafis & Young Invoices

- a. #267-15

MOTION BY Commission Secretary Cocchiarella to **APPROVE PAYMENT** of Invoice #267-15.

Second by Commissioner Jensen.

Vote: All (8) Ayes.

- b. #268-15

MOTION BY Commission Secretary Cocchiarella to **APPROVE PAYMENT** of Invoice #268-15.

Second by Commissioner Jensen.

Vote: All (8) Ayes.

- c. #269-15

MOTION BY Commission Secretary Cocchiarella to **APPROVE PAYMENT** of Invoice #269-15.

Second by Commissioner Jensen.

Vote: All (8) Ayes.

- d. #270-15

MOTION BY Commission Secretary Cocchiarella to **APPROVE PAYMENT** of Invoice #269-15.

Second by Commissioner Jensen.

Vote: All (8) Ayes.

2.) Micci & Korolyshun Statement dated September 1, 2015 – Garden Homes

MOTION BY Commission Secretary Cocchiarella to **FORWARD** the Statement received from Micci & Korolyshun to the Board of Selectmen for payment.

Second by Commissioner Jensen.

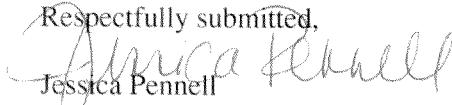
Vote: All (8) Ayes.


OTHER BUSINESS

- 1.) Any other business the Commission deems necessary for discussion.
- 2.) Naugatuck Valley Council of Governments Recommendation to Board of Selectmen.

ADJOURNMENT

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

15 SEP 17 PM 4:12
TOWN OF OXFORD, CT

TOWN CLERK