



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

Planning & Zoning Commission

Special Meeting Minutes
Thursday, December 4, 2014
11:00 AM
Oxford Town Hall
Room B

CALL TO ORDER

Chairman Carver called the Special Meeting of December 4, 2014 to order at 11:10 AM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Pete Zbras, Harold Cosgrove, Pat Cocchiarella and Tanya Carver.

Staff Present: Jessica Pennell, Administrative Secretary and Steve Macary, ZEO.

Not Present: Jeff Luff, Todd Romagna, Arnie Jensen, Glen Persson, John Kerwin and Ed Rowland.

SEATING OF ALTERNATES

Chairman Carver seated Alternate Pete Zbras.

CORRESPONDENCE

Chairman Carver noted that the following e-mail is important and can be discussed at the next regular meeting.

- a.) Letter dated 11/20/2014 from Virginia Mason of COGCNV

NEW BUSINESS

- 1.) **Z-14-128 [IND] 7 Fox Hollow Road – Owner: Entrepot BUI, LLC – Applicant: Mead Construction Co. Inc.** (Application for Addition – 28x42) (Site Plan Modification)

MOTION BY Commission Secretary Cocchiarella to APPROVE Z-14-128 based on maps/plans dated June 11, 2014 and revised November 3, 2014.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

- 2.) **Z-14-129 [IND] –Fox Hollow Industrial Park – Lot #7 – Owner & Applicant: Earthworks Excavating, LLC c/o Mark Oczkowski** (Application for Minor Excavation – 1,188 cubic yards)

Siuyan Cao, Civil 1 Engineers was present to go over the application with the Commission.

MOTION BY Commission Secretary Cocchiarella to **TABLE** this application until the next Regular Meeting.

Second by Alternate Pete Zbras.

VOTE: All Ayes.

- 3.) **Z-14-134 [IND] – Lot 15A Hawley Road – Owner & Applicant: X Real Property, LLC c/o Andreas Hierzer** (Site Plan Modification/Special Exception for Earth Excavation – 51,650 cubic yards) (***SET PUBLIC HEARING DATE***)

MOTION BY Commission Secretary Cocchiarella to set a ***Public Hearing date of January 6, 2015 at 7:00 PM.***

Second by Commissioner Cosgrove.

VOTE: All Ayes.

Chairman Carver noted that the Commission would need an estimate from the P&Z Engineer and that the fees for the engineer would need to be paid before the Commission authorizes him to review the application.

- 4.) **Z-14-135 [IND] – 119 Hawley Road – Patriot Business Park – Owner & Applicant: 589 Investments, LLC c/o Mark Oczkowski** (Site Plan Modification/Earth Excavation – 3,250 cubic yards)

The Commission requested that the P&Z Engineer verify the cubic yards for this application.

MOTION BY Commission Secretary Cocchiarella to **TABLE** this application until the next regular meeting.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

BOND RELEASES

- 1.) **Oxford Greens [RGCD] – Pulte Homes Phase III – Surety Bond # 8195-39-38 – Performance Bond** (Request for Bond Release) (***AWAITING INFORMATION FROM TOWN COUNSEL***) (***TABLED***)
- 2.) **Randal Drive [RESA]– Susan Kopec Jutcawitz** (Request for release of Maintenance Bond) (***REMOVE FROM TABLE***)

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

Second by Commissioner Cosgrove.

VOTE: All Ayes.

Commission Secretary Cocchiarella read a letter dated 11/25/2014 from Kevin W. Condon, Town Counsel to Chairman Carver.

Steve Macary, ZEO presented photos of Randall Drive that he had taken during a rainstorm. He explained that all the water is draining properly.

MOTION BY Commission Secretary Cocchiarella to **MAKE A FAVORABLE RECOMMENDATION** to the Board of Selectmen to release the maintenance bond in the amount of \$6,700.00 based on the P&Z Engineer's report and the letter from Town Attorney, Kevin Condon.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

APPROVAL OF MINUTES

MOTION BY Commission Secretary Cocchiarella to *APPROVE* the November 18, 2014 Regular Meeting Minutes as presented.

Second by Commissioner Cosgrove.

VOTE: All Ayes.

- 1.) November 18, 2014 Regular Meeting Minutes

INVOICES (TABLED UNTIL THE NEXT REGULAR MEETING)

- 1.) Invoices from Turner Miller Group:
 - 5205
 - 5207
 - 5221

OTHER BUSINESS

- 1.) Any other Business the Commission deems necessary for discussion.

Commission Secretary Cocchiarella requested that the Accessory Apartment Amnesty Plan be added to the next Regular Meeting agenda.

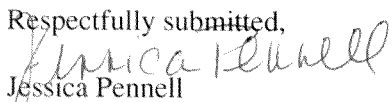
ADJOURNMENT

MOTION BY Chairman Carver to *ADJOURN* the meeting at 11:38 AM.

Second by Commission Secretary Cocchiarella.


VOTE: All Ayes.

Respectfully submitted,


Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

14 DEC 12 PM 1:02
TOWN OF GARDEN, CT

TOWN CLERK