



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
(P) 203.888.2543 (F) 203.888.4543
www.Oxford-CT.gov

Planning & Zoning Commission

Regular Meeting Minutes

Tuesday, June 21, 2016

7:30 PM

**Oxford Town Hall
Main Meeting Room**

CALL TO ORDER

Vice Chairman Jeff Luff called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: John Kerwin, Pete Zbras, Glen Persson, Jeff Luff, Pat Cocchiarella and Bob Costigan.

Staff Present: Steven S. Macary, ZEO.

Not Present: Arnie Jensen, Harold Cosgrove, Todd Romagna, Tanya Carver and Jessica Pennell, Administrative Secretary.

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

Vice Chairman Jeff Luff seated Alternate Commissioner John Kerwin and Alternate Commissioner Pete Zbras.

AMENDMENTS TO THE AGENDA

AUDIENCE OF CITIZENS

CORRESPONDENCE

OLD BUSINESS

1. **Z-16-039 – Owner & Applicant: Morse Watchman 2 Morse Road** (Industrial Addition)

Z-16-039 [IND] – 2 Morse Road – Owner: Pires Limited Partnership c/o Terry Buska
(Addition 24x38).

MOTION BY Commission Secretary Pat Cocchiarella to approve application **Z-16-039** based on maps dated 6/21/2016 with the following conditions:

1. Compliance with Oxford Zoning Regulations in place as of this date.
2. Applicant and their assigns must comply with all representations made at P&Z Commission meetings/and or public hearings regarding this application.
3. Prior to installation, lighting must be approved by the ZEO.
4. Landscaping plan and architectural rendering must be as presented on the site plan; any variations must be approved by the P&Z Commission.
5. No work to begin until security is set by the P&Z Engineer in a form acceptable to P&Z Counsel.
6. No material will be substituted without approval from the P&Z Commission and the P&Z Engineer.
7. Per Article 3, Section 3.19.1 of the Zoning Regulations the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application from the initial review through inspection and a certificate of compliance.
8. Site Plan approval expires if the work is not completed within five (5) years from the date of approval.

Second by Commissioner Glen Persson. VOTE: All Ayes.

This approval expires on June 21, 2021.

2. **Z-16-047 – Applicant: Civil 1 Engineers – Hawley Road** (Lay down area and trailer for storage)

WHEREAS, The Oxford Planning and Zoning Commission have received Application Z-16-047 to establish a temporary storage area on property known as Tax Assessor's Map 18, Block 32, Lot 3-5.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at their regular meeting on June 7, 2016, and considered all comments and documents submitted at the hearing;

WHEREAS, The Oxford Planning and Zoning Commission considered the following maps and documents within their deliberations:

- Application for Site Plan Modification, including statement of use.
- Sheet 1 of 2 entitled Storage Area Site Plan, Last dated May 1, 2016, drawn by Civil 1.
- Sheet 2 of 2 entitled Details, last dated May 1, 2016

WHEREAS, The Oxford Planning and Zoning Commission considered the Town of

Oxford Application **Z-16-047**.

NOW THEREFORE, the Commission hereby finds as follows:

- The application conforms to all requirements of the Oxford Zoning regulations, including Section 4.7.1, Temporary Uses.

SUBJECT TO THE FOLLOWING CONDITIONS;

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. No substitute material shall be used without approval of the Planning and Zoning Commission and the Planning and Zoning Commission Engineer.
3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
4. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.
5. The applicant shall submit one complete copy of the set of plans which reflect these conditions of approval, with a copy of the conditions of approval attached.
6. No work to be done until security is set by the PZC Engineer in a form acceptable to Town Counsel, and installed by the applicant.
7. All materials stored on this site shall be removed no later than September 1, 2018. The property shall be restored to its current conditions, unless activity is in conformance with an approved permit has commenced on the subject property.
8. All representations stated upon the Statement of Use shall be followed, unless otherwise indicated within this Resolution.
9. The storage of fuel shall be located a minimum of 50' from Christian Street.
10. The only materials to be stored on this site shall be those to be used in the construction of the CPV Power Generation Plan.
11. The property shall be properly fenced and secured as indicated on the subject plans.
12. The applicant shall have a pre-construction meeting with appropriate Town Staff prior to any construction activities.
13. Sedimentation and erosion control measures on-site shall be maintained in compliance with the proposed site plan and current guidelines, subject to field review by the Commission's engineer.

14. A bond for the restoration of this set shall be posted in an amount determined by the Oxford Town Engineer.

The effective date of approval is June 21, 2016.

Second by Commissioner Bob Costigan. All Ayes.

NEW BUSINESS

BOND RELEASES

No action was taken on the following items:

1. Maintenance Bond – Fiddlehead Estates, Section II, Jem Woods Road
(Awaiting Response from James H. Galligan, PZC Engineer)
2. Belmar Farms, LLC Application
(Awaiting Response from James H. Galligan, PZC Engineer)

ZONING ENFORCEMENT

APPROVAL OF MINUTES

MOTION BY Commission Secretary Pat Cocchiarella to table the following minutes:

1. 5/3/16 Regular/Hearing Minutes.
2. 5/17/16 Regular Meeting Minutes.

Second by Alternate Commissioner Pete Zbras. All Ayes.

INVOICES

1. Hearing Officer Mark F. Gross: Oxford v. Sue Kasmin (Tabled on 6/7/16).

MOTION BY Alternate Commissioner John Kerwin to send a formal letter to First Selectman Temple requesting that he hold payment of the invoice until all documents requested by the Planning & Zoning Commission have been submitted. **Second by Commission Secretary Pat Cocchiarella. All Ayes.**

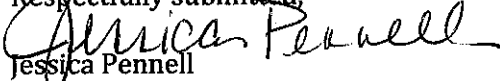
OTHER BUSINESS

1. Committee Updates
2. Any other items the Commission deems necessary for discussion.

ADJOURNMENT

MOTION BY Vice Chairman Jeff Luff to adjourn the meeting at 8:00 PM. Second by Commissioner Glen Persson. All Ayes.


Respectfully submitted,



Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

16 JUL 11 AM 10:48
TOWN OF OXFORD, CT

TOWN CLERK