



TOWN OF OXFORD

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

Oxford Planning & Zoning Commission

PUBLIC HEARING MINUTES

Tuesday, December 20, 2016 - 7:10 PM
Main Meeting Room, S.B.Church Memorial Town Hall

Oxford Planning & Zoning Commission's **Special Meeting/Public Hearing** on application:

Z-16-226 [IND] – Fox Hollow Industrial Park (Lot 7 Fox Hollow Road)

Owner: 589 Investments, LLC

Applicant: Macton Corporation

- a. **Special Exception** to construct a 52,250 square foot building.
- b. Site Plan Application

At the Hearing interested parties may be heard and written correspondence will be received.

CALL TO ORDER

Chairman Arnie Jensen opened the Public Hearing at 9:16 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Present: John Kerwin, Pete Zbras, Harold Cosgrove, Tanya Carver, Jeff Luff, Arnie Jensen
Pat Cocchiarella and Bob Costigan.

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

Not Present: Todd Romagna.

CHAIRMAN OUTLINES INTENT OF PUBLIC HEARING AND PUBLIC HEARING PROCEDURES

Chairman Arnie Jensen outlined the intent of the public hearing and the procedures.

CHAIRMAN CALLS FOR CONFLICTS OF INTEREST

Chairman Arnie Jensen called for any conflicts of interest from the commission and the applicant.
There were no conflicts.

SECRETARY READS THE CALL OF THE MEETING/LEGAL NOTICE

Commission Secretary Pat Cocchiarella read the call of the meeting/legal notice.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Siuyan Cao, Civil 1, engineer and representative for the applicant stated that the applicant has a current facility at 116 Willenbrock Road and due to growth they are proposing a 52,250 square foot facility at Lot 7 Fox Hollow Road. He explained that Lot 7 is part of the Fox Hollow Industrial Park. He also noted that the excavation plan was approved in March 2015. He commented that they have received Wetlands approval and they have received comments from Brian J. Miller, Town Planner. He stated that all comments have been addressed and submitted to the town. He explained the building and loading docks and stated that there would be 1-3 trucks on weekdays. He commented that there will be a 22 foot retaining wall with a 4 foot high chain link fence and a guiderail around the rear edge of the pavement. He commented that the dumpster area is on the west side, enclosed with a fence and proper coverage and it will be regularly maintained.

Siuyan Cao stated that one of Brian J. Miller, Town Planner's comments was regarding the storage areas. He stated that the storage units are "Big Top" storage shelters which are fabric covered. He stated that the areas will be used for temporary storage of project related materials, there will be no fuel or hazardous materials stored on site and that no work would be going on in the storage area, it would be strictly storage.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

Chairman Arnie Jensen questioned what they manufacture.

Peter McGonagle, Macton Corporation stated that they manufacture large railroad vehicle lifting equipment.

Chairman Arnie Jensen asked how many people they employ.

Peter McGonagle stated that they employ over 70 employees over 3 shifts.

Vice Chairman Jeff Luff questioned the retaining wall, if it would be engineered.

Siuyan Cao stated that it would be engineered.

Commissioner Harold Cosgrove questioned any safety issues with the welding tanks.

Steven S. Macary, ZEO stated that the applicant will need to get the Fire Marshal's approval.

Peter McGonagle stated that they get inspected regularly each year by the Fire Marshal.

Vice Chairman Jeff Luff questioned who regulates the spray booths and the ventilation.

Steven S. Macary, ZEO stated that would be regulated by DEEP.

Commissioner Harold Cosgrove questioned if this application has been reviewed by the James H. Galligan, PZC Engineer.

Jessica Pennell, Administrative Secretary stated that James H. Galligan, PZC Engineer is still conducting his review.

Alternate Commissioner John Kerwin questioned if the type of business Mr. McGonagle is proposing is consistent with other uses in the area.

Peter McGonagle stated that Macton is a similar type of business, but on a larger scale.

Commissioners discussed that they would recess this public hearing until they received comments from James H. Galligan, PZC Engineer.

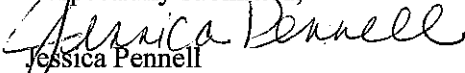
COMMENTS & QUESTIONS FROM THE PUBLIC

There were no public comments or questions.


RECESS/CLOSE

MOTION by Commissioner Tanya Carver to recess this Public Hearing to *January 3, 2017 at 7:05 PM.*
Second by Commissioner Harold Cosgrove. All Ayes.

Respectfully submitted,


Jessica Pennell

Planning & Zoning Commission
Administrative Secretary

17 FEB -6 PM 12:29
TOWN OF OXFORD, CT

TOWN CLERK