



TOWN OF OXFORD

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

Oxford Planning & Zoning Commission

RECESSED PUBLIC HEARING MINUTES

Tuesday, January 3, 2017 - 7:05 PM
Main Meeting Room, S.B.Church Memorial Town Hall

Oxford Planning & Zoning Commission **continued 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 recessed Public Hearing at 7:40 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Present: Pete Zbras, Tanya Carver, Arnie Jensen, Pat Cocchiarella, Todd Romagna and Bob Costigan.

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

Not Present: John Kerwin, Jeff Luff and Harold Cosgrove.

CORRESPONDENCE

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

- a. Letter dated December 30, 2016 from James H. Galligan, PZC Engineer.
- b. Letter from Conservation Commission/Inland Wetlands dated December 27, 2016.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Curt Jones, Civil 1, Engineer for the applicant handed out responses to James H. Galligan, PZC Engineer's letter dated December 30, 2016.

Commission Secretary Pat Cocchiarella read aloud the applicant's responses to Mr. Galligan's letter.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

Chairman Arnie Jensen stated that his only question has to do with the parking requirements outlined in the regulations.

Commission Secretary Pat Cocchiarella stated that at the last meeting, because of the automation of the system in this business the parking that is needed is not consistent with the number of parking spaces that are required by the regulations.

Chairman Arnie Jensen stated that the regulations state that they need a certain number of parking spaces based on the square footage of the building and the use.

Commission Secretary Pat Cocchiarella stated that he believes that there is flexibility in that based on the discretion of the Commission.

Curt Jones referred to the December 20, 2016 Memorandum from Brian Miller where he cites the regulation, Article 3, Section 3.24.1.d.

Commissioner Bob Costigan questioned if there is a reason why they aren't putting in the required number of parking spaces.

Curt Jones stated that they are putting in the number of parking spaces that are needed.

Commission Secretary Pat Cocchiarella also noted that the employees will be staggered over 3 shifts.

Brian J. Miller, Town Planner stated that the applicant can add a notation to the plan showing how many parking spaces can be added if needed, in the future. He stated that parking would be addressed again if there was a change of use on this site, or even a site plan modification. The parking requirements can be made a condition of approval.

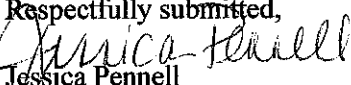
COMMENTS & QUESTIONS FROM THE PUBLIC


Mark Oczkowski, owner 589 Investments, LLC stated that if you drive into Fox Hollow Industrial Park, the companies presently there aren't utilizing half of the parking spaces that were required.

COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS

CONTINUE/CLOSE

MOTION BY Commission Secretary Pat Cocchiarella to CLOSE this Public Hearing. Second by Commissioner Tanya Carver. All Ayes.

Respectfully submitted,

Jessica Pennell
Planning & Zoning Commission
Administrative Secretary

17 FEB 14 PM 1:04
TOWN OF OXFORD, CT

TOWN CLERK