



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, March 7, 2017 - 7:00 PM
Main Meeting Room, S.B.Church Memorial Town Hall

Oxford Planning & Zoning Commission **Public Hearing** on application:

Z-17-010 – Towner Lane – “Pheasant Run Business Park” (Map: 3 Lot: 16)
Owner & Applicant: 589 Investments, LLC (5-Lot Industrial Subdivision)

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 7:03 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Present: John Kerwin, Pete Zbras, Jeff Luff, 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: Harold Cosgrove and Tanya Carver.

Chairman Arnie Jensen seated Alternate Commissioner John Kerwin and Alternate Commissioner Pete Zbras.

Chairman Arnie Jensen outlined the Public Hearing Procedures and called for any conflicts of interest.

Commission members nor the applicant had any conflicts of interest.

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

CORRESPONDENCE

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

- a. Letter dated 3/6/2017 from James H. Galligan, PZC Engineer.
- b. Memorandum dated 3/6/2017 from Brian J. Miller, Town Planner.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Curt Jones of Civil 1 Engineers located at 51 Sherman Hill Road, Woodbury represented the applicant and owner, Mark Oczkowski. He submitted the proof of mailings required by the regulations. He stated that the applications are being submitted for an industrial subdivision on a 63.5-acre parcel with frontage on Towner land and additional access from Willenbrock Road. He explained that the proposal also includes construction a new town roadway that will provide access to five (5) industrial building lots. He stated that the lots would be served by public water and sanitary sewer. He briefly discussed the storm drainage and storm water management plan. He stated that there is no activity proposed within the 100 year flood plain.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

Commission Secretary Pat Cocchiarella read correspondence dated 2/28/2017 from the Oxford Fire Department. He then questioned if they are planning any access to Lot #3 from Towner Lane.

Mark Oczkowski, 21 Highland Road, stated that Towner Lane would only be used for temporary access during construction.

Vice Chairman Jeff Luff questioned how much material would be brought on site.

Curt Jones stated that they do not plan on bringing in materials to raise the buildings, they will use material from the site.

Chairman Arnie Jensen asked Mr. Jones if they have obtained wetlands approval.

Curt Jones stated that they do not have wetlands approval.

Commissioner Todd Romagna stated that Mr. Jones mentioned two (2) fire hydrants and questioned if those are in response to the Fire Marshal's comments.

Curt Jones stated that they like to plan them out now and if Scott Pelletier needs any more fire hydrants, they will discuss it with him at the time of construction.

COMMENTS & QUESTIONS FROM THE PUBLIC

Elaine Bartel, 22 Old State Road #1 stated that they are the closest to this, and the property building is going to be 300 feet from her property line, she commented that she wants to know what will be done to block it from their view, the sound and the future depreciation of their home. She pointed out on the plan where her property is located in proximity to development.

Vice Chairman Jeff Luff questioned if her concern is the view.

Elaine Bartel stated that it is not just the view, there is going to be a huge building there and there is going to be a lot of noise and light. She explained that when she built her house the property was zoned residential. She stated that it is not just the view; it is changing where they live.

Chairman Arnie Jensen questioned if she had any specific questions.

Elaine Bartel stated that they would like a tree line and a sound barrier with a fence and if there is any blasting they would like a pre-blast survey to make sure there isn't a problem with their well. She also questioned how badly this is going to depreciate the value of her home.

Vice Chairman Jeff Luff stated that the blasting and other concerns will be addressed.

Elaine Bartel stated that she spoke to a realtor and if the value of her home depreciates, she wants to be compensated.

Vice Chairman Jeff Luff stated that her realtor can submit something in writing to the Commission. He also commented that maybe the Commission could look into having an estimation done of the surrounding homes.

Commission Secretary Pat Cocchiarella stated that first they would have to determine if there would be depreciation of value due to construction of an industrial building in an industrial zone.

Elaine Bartel questioned when it was made industrial because it was not industrial when they built.

Vice Chairman Jeff Luff stated that it is irrelevant because the zoning of the property has changed.

Elaine Bartel also expressed concerns regarding drainage because they are at a lower elevation.

Commission Secretary Pat Cocchiarella stated that between Ms. Bartel's property and the building there is a detention pond.

Alternate Commissioner John Kerwin briefly explained the Public Hearing process to Ms. Bartel.

Bernadette Morris, 20 Old State Road #1 questioned what type of buffer there will be between the building and the property lines, she stated that when she sits out on her sunporch she is going to be looking at these buildings. She commented that she does not want to see it or hear it and she expressed concerns over what would happen to the wildlife in the area.

Jimmy Vanco, 50 Towner Lane stated that he would like to see a buffer along Towner Lane. He also questioned the location of the building in comparison to the house that was previously on the property.

Chairman Arnie Jensen stated that the old house is marked on the plan and it looks like the building would be where the old house was located.

Chairman Arnie Jensen questioned the applicant about blasting.

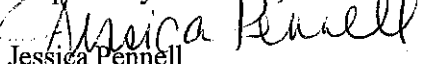
Curt Jones stated that they do not anticipate blasting.

Mark Oczkowski commented that they have dug test pits; he also noted that if blasting does occur they will do a pre-blast survey.

RECESS/CLOSE

MOTION BY Vice Chairman Jeff Luff to recess the Public Hearing to *March 21, 2017 at 7:00 PM.*
Second by Alternate Commissioner Pete Zbras. All Ayes.

Respectfully submitted,


Jessica Pennell
Planning & Zoning Commission
Administrative Secretary

17 MAR 13 PM 3:33
TOWN OF OXFORD, CT
TOWN CLERK
Barbara A. West