



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

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

Z-17-006 [RESA]– Subdivision – Park Place – Park Road
(Map: 29 Block: 68 Lot: 1A)
Owner & Applicant: Matt Dytko, 194 Moose Hill Road
(2 Lot Subdivision)

CALL TO ORDER

Chairman Arnie Jensen opened the Public Hearing at 7:38 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 Pete Zbras and Alternate Commissioner John Kerwin.

CORRESPONDENCE

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

- a. Letter dated 1/20/2017 from D'Amico Associates (narrative of project proposed).
- b. Letter dated 1/20/2017 from D'Amico Associates (Request for waiver of open space requirements).
- c. Letter dated 1/17/2017 from Pomperaug District Department of Health.
- d. Letter dated 3/2/2017 from James H. Galligan, PZC Engineer.
- e. Memorandum dated 3/6/2017 from Brian J. Miller, Town Planner.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Fred D'Amico of D'Amico Associates represented the applicants. He noted that this is a family owned piece of property that will be split between two brothers. He stated that they have approvals from the health department and wetlands. He explained that this is a 10 (ten) acre parcel that they are splitting in half and each brother is going to put up a 3 (three) bedroom dwelling on each lot.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

Chairman Arnie Jensen questioned if this is a subdivision or re-subdivision.

Fred D'Amico stated that it is a subdivision.

Brian J. Miller, Town Planner questioned if there are any natural grades between 20% and 35%.

Fred D'Amico stated that there are (2) two small areas that have grades between 20% and 35% but they are not located near the construction area.

Brian J. Miller, Town Planner questioned the easement shown on the plan.

Fred D'Amico commented that there is a 35' access strip that the easement is in favor of Lot #2 over Lot #1.

Commissioners questioned the comment in James H. Galligan, PZC Engineer's comments regarding paving the driveways.

Fred D'Amico explained that the driveways were not intended to be paved because they are below 10% grade. He also stated that the Town Attorney can review the easement if necessary. He commented that they kept the driveways under 10%, that is in compliance with the driveway ordinance.

Commissioners requested that Steven S. Macary, ZEO review the subdivision regulations and driveway ordinance.

Fred D'Amico explained the request for waiver of the open space and the fee in lieu of open space to the Commission.

Brian J. Miller, Town Planner noted that there is a statute which may address the transfer of land between family members regarding the opens space and fee in lieu of open space.

Vice Chairman Jeff Luff questioned if that would make this application exempt from the requirements.

Brian J. Miller, Town Planner answered "yes".

COMMENTS & QUESTIONS FROM THE PUBLIC

There were no public comments.

COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS

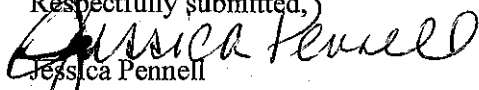
Alternate Commissioner John Kerwin stated that the Commission does have the ability to waive the open space requirements for any application that is under (3) three lots.

RECESS/CLOSE

MOTION BY Commission Secretary Pat Cocchiarella to close the Public Hearing, **seconded by Vice Chairman**

Jeff Luff. All Ayes.
(Adjourned at 7:59 PM)

Respectfully submitted,



Jessica Pennell
Planning & Zoning Commission
Administrative Secretary

17 MAR 20 PM 1:58
TOWN OF OXFORD, CT
August A. West
TOWN CLERK