



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, April 18, 2017 - 7:00 PM
Main Meeting Room, S.B.Church Memorial Town Hall

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

Z-17-019 [RESA] – Belinsky Subdivision – Punkup Road (Map: 14 Block: 55 Lot: 28)
Applicant: Edward Belinsky – 10 Blue Ridge Terrace, Oxford
(Application for a 2 Lot 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 7:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Present: Pete Zbras, Ed Rowland, Tanya Carver, Jeff Luff, Arnie Jensen, Pat Cocchiarella and Todd Romagna.

Also Present: Jessica Pennell, Administrative Secretary and Steven S. Macary, ZEO.

Not Present: Harold Cosgrove and John Kerwin.

No alternates seated.

CHAIRMAN OUTLINES PUBLIC HEARING PROCEDURES

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

There were no conflicts stated for the record.

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 11/14/2016 from Donald Belinsky
- b. Letter dated 3/11/2017 from Robert Belinsky
- c. Letter dated 3/11/2017 from Robert Belinsky (Joint Driveway Proposal)
- d. Memorandum dated 4/16/2017 from Brian J. Miller, Town Planner.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Edward Belinsky stated that they are proposing a three (3) lot subdivision, one lot for him and one lot for his sister. He commented that in reference to some of Brian Miller's comments, there are no slopes over the amount contained in his memorandum and that the proposed grades for the driveways are noted on the plans. He explained that one lot would be an interior lot and the other lot would be on the corner of Punkup and Silano. He commented that remaining 35 acres is going to remain in the trust and listed will be listed as forest land. He noted that they are proposing a shared driveway because it makes the most sense in terms of cost.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

Commissioner Tanya Carver reiterated the maximum driveway grades, which is 10%.

Edward Belinsky stated that they are the driveways do not exceed the 10%.

Chairman Arnie Jensen questioned the material for the driveway.

Edward Belinsky stated that they would do millings.

Chairman Arnie Jensen questioned the trust and stated that this is the second time that they are splitting lots off of the original 40 acre parcel.

Edward Belinsky stated that his grandmother owned the property and when she passed away they took the lots off for his brother and father. This is the third cut.

Chairman Arnie Jensen questioned if they can continue to cut it as long as they like?

Edward Belinsky stated yes, but he is a registered forester and you have to have 25 acres of continuous forest to be considered forest property and right now it is being taxed as forest land.

COMMENTS & QUESTIONS FROM THE PUBLIC

COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS

Commissioner Tanya Carver questioned if it has been approved by Inland/Wetlands, and if it has been reviewed by James H. Galligan, PZC Engineer. She also commented that they need approval from P.D.D.H.

Commissioner Todd Romagna brought up concerns about the conflicting driveway standards.

The applicant gave a copy of the health department approval to Jessica Pennell, Administrative Secretary.

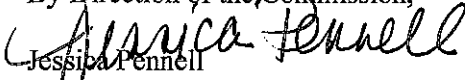
Commissioners also discussed that the joint driveway would need to be approved by the Board of Selectmen.


MOTION BY Vice Chairman Jeff Luff to make a favorable recommendation to the Board of Selectmen to review/approve the proposed joint driveway proposal. **Second by Commission Secretary Pat Cocchiarella.**
All Ayes.

RECESS/CLOSE

MOTION BY Vice Chairman Jeff Luff to recess the Public Hearing to May 2, 2017 at 7:00 PM.
Second by Commission Secretary Pat Cocchiarella. All Ayes.

By Direction of the Commission,


Jessica Pennell
Planning & Zoning Commission
Administrative Secretary

17 MAY -2 AM 11:16
TOWN OF OXFORD, CT

TOWN CLERK