



## **TOWN OF OXFORD**

S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

### **Oxford Planning & Zoning Commission**

#### **PUBLIC HEARING MINUTES**

**Tuesday, August 15, 2017 - 7:00 PM**  
Main Meeting Room, S.B.Church Memorial Town Hall

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

1. **Z-17-071 [RESA] – Riverview Subdivision – Riverview Road – Owner: Lars Realty, LLC – Applicant: Cocchiola Paving, Inc.** (Re-subdivision of Parcel "D")
2. **Z-17-072 [RESA] – Riverview Subdivision – Riverview Road – Owner: Lars Realty, LLC – Applicant: Cocchiola Paving, Inc.** (Excavation Permit – 16,000 cubic yards)

#### **CALL TO ORDER**

Vice Chairman Jeff Luff opened the Public Hearing at 7:00 PM.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL/SEATING OF ALTERNATES**

**Present:** John Kerwin, Pete Zbras, Tanya Carver, Jeff Luff, Pat Cocchiarella, Todd Romagna and Bob Costigan.

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

**Not Present:** Mackenzie Macchio, Harold Cosgrove and Arnie Jensen.

Vice Chairman Jeff Luff noted that Pete Zbras is present, he is just not in the room.

Alternate Commissioner Pete Zbras joined the meeting at 7:02 PM.

Vice Chairman Jeff Luff seated Alternate Commissioner John Kerwin and Alternate Commissioner Pete Zbras.

#### **CHAIRMAN OUTLINES THE INTENT OF THE PUBLIC HEARING**

Vice Chairman Jeff Luff outlined the Public Hearing Procedures.

**SECRETARY READS THE CALL OF THE MEETING**

Commission Secretary Pat Cocchiarella read the Call of the Meeting/Legal Notice.

**CHAIRMAN CALLS FOR CONFLICTS OF INTEREST**

Vice Chairman Jeff Luff called for any conflicts of interest from the Commission and the applicant.

There were no conflicts.

**CORRESPONDENCE**

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

- a. Letter dated 5/15/15 approval from the OCCIWA.
- b. Letter dated 3/21/13 from Joe Kmetz, Sanitarian that stated that Lots 5 & 6 are suitable for on-site sewage disposal and wells.

**PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)**

Mark Shipman, Attorney for the applicant gave a brief description of the application.

Michael H. Horbal, Engineer for the applicant gave a brief history of the project.

**COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS**

Commission asked questions of the applicants and their experts.

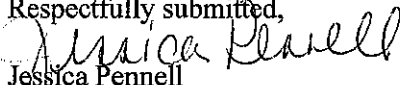
**COMMENTS & QUESTIONS FROM THE PUBLIC**

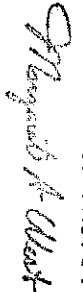
Residents who live in close proximity to the site spoke in opposition of the application.

**COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS**

**RECESS/CLOSE**

**MOTION BY Commissioner Tanya Carver to RECESS the *Public Hearing* to 9/5/2017 at 7:00 PM.  
Second by Commission Secretary Pat Cocchiarella.  
All Ayes.**

Respectfully submitted,  
  
Jessica Pennell  
Planning & Zoning Commission  
Administrative Secretary

17 AUG 29 PM 3:00  
TOWN OF OXFORD, CT  
  
TOWN CLERK