



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
(P) 203.888.2543 (F) 203.888.4543  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**

**Regular Meeting Minutes**

**Tuesday, October 3, 2017**

**7:30 PM**

**Oxford Town Hall  
Main Meeting Room**

**CALL TO ORDER**

**Chairman Arnie Jensen** called the meeting to order at 8:00 PM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:**

Pete Zbras, Tanya Carver, Jeff Luff, Arnie Jensen, Pat Cocchiarella, Todd Romagna and Bob Costigan

**Also Present:**

Jessica Pennell and Steven S. Macary, ZEO.

**Not Present:**

Mackenzie Macchio, John Kerwin and Harold Cosgrove.

**SEATING OF ALTERNATES**

**Chairman Arnie Jensen** seated Alternate Commissioner Pete Zbras.

**AMENDMENTS TO THE AGENDA**

None.

**CORRESPONDENCE**

None.

**AUDIENCE OF CITIZENS**

**Steva Werden, 110 Hawley Road** stated that she filed a complaint against 21 Nichols Road on 9/14/2017. She stated that they are operating a contractor's yard with no permit. She also stated that they have been there for 5 years, they are crushing onsite and hauling at night. She commented that she has researched the property and the previous owner was Light Manufacturing. She told the Commission that the regulations state that they only had 2 years to file for a new use permit, and they have been there 4-5 years. She

explained that they have no permit and they are still operating today. She stated that according to the State of Connecticut, there are 2 businesses listed there, a demolition company and a contractor's company. She questioned where they stood with the complaint. She commented that there was a meeting last Tuesday lawyers met to discuss the permits.

**Vice Chairman Jeff Luff** stated that himself and Commission Secretary Pat Cocchiarella were at the meeting and they are currently looking for the documentation. He also stated that the use runs with the land and the last company that was there was Metcalf Paving back in 1995.

**Mrs. Werden disagreed.**

**Vice Chairman Jeff Luff** reiterated that the lawyers are looking into it, collecting all the paperwork that they can find and once they have that paperwork, they will be able to address any questions or complaints.

**Mrs. Werden** stated that Metcalf never owned the property, they just leased. She questioned how long the permit lasts and the 2 year reference in the regulations.

**Vice Chairman Jeff Luff** stated that the permit runs with the land.

**Mrs. Werden** questioned if the present company can still operate.

**Vice Chairman Jeff Luff** answered, "yes", until it is determined that there has been a violation.

**Mrs. Werden** questioned if an application has been filed for the current business.

**Vice Chairman Jeff Luff** reiterated that they are determining what paperwork goes where and when they have all that information they will be able to determine what need to be done and/or how to correct it.

### **NEW BUSINESS**

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)**

**MOTION BY Commissioner Tanya Carver, seconded by Vice Chairman Jeff Luff to TABLE applications Z-17-071 and Z-17-072.**

**All Ayes.**

3. **Z-17-107 [IND] – 106 Willenbrock Road – Owner: Angelo Grossi – Applicant: Tyler Shamaly (Use Permit)**

**Tyler Shamaly**, owner of Ascension Performance was present to update the Commission on the expansion of his training facility. He explained that they need to move into a larger space to accommodate their current business. He also noted that along with 1 on 1 training they are going to offer 300 private memberships to the facility.

**Commissioners** questioned if there is adequate parking.

**Mr. Shamaly** stated that they have enough parking for the amount of people that would be attending at different times throughout the day, and also that some members carpool. He also noted that there is common parking for the entire building.

**Commission Secretary Pat Cocchiarella** questioned if this was just Mr. Shamaly moving his current business from a small space to a larger space.

**Mr. Shamaly** stated “yes”.

**Commissioners** discussed whether or not this use is permitted in the industrial zone. They also reviewed Mr. Shamaly’s previous application and approval.

**MOTION BY Commission Secretary Pat Cocchiarella to approve application Z-17-107**, based on application materials submitted to the Planning & Zoning Commission, with the following conditions:

- 1) Compliance with the Oxford Zoning Regulations in place of this date.
- 2) Applicant and their assigns must comply with all representations made at P&Z Commission meetings regarding this application.
- 3) Prior to installation, lighting must be approved by the ZEO.
- 4) Compliance with the Statement of Use dated 9/27/2017.
- 5) Any changes and/or modifications to the use permit must come back before the Planning & Zoning Commission for approval; including any lease changes or changes in ownership.
- 6) Per Article 3, Section 19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.
- 7) Applicant must contact the Oxford Building Official prior to occupancy or construction.
- 8) An application for a sign permit must be obtained if the sign is to be modified.

Reason for approval is because this application is in compliance with the Town of Oxford Zoning Regulations in effect as of this date.

**Second by Vice Chairman Jeff Luff.**

**All Ayes.**

4. **Z-07-192 – Moose Hill Estates – C & M Homes, Inc. – Neal Maison** (Request for Extension of Subdivision)

**MOTION BY Commission Secretary Pat Cocchiarella** to grant a 2 year extension for application Z-07-192, Moose Hill Estates, C&M Homes, Inc. including all the original terms and conditions of the approval.

**Second by Vice Chairman Jeff Luff.**

**All Ayes.**

## **OLD BUSINESS**

## **BONDS/BONDS RELEASES - NONE**

## **ZONING ENFORCEMENT**

- Report of the ZEO on complaints, violations and any other items deemed necessary for discussion/action by the Commission.

**Steven S. Macary, ZEO** discussed the following items briefly:

- a. 5 Pine Street.
- b. The complaints regarding Nichols Road.
- c. Complaints about political signs.

**APPROVAL OF MINUTES**

1. **MOTION BY Commission Secretary Pat Cocchiarella**, seconded by **Alternate Commissioner Pete Zbras** to approve the 9/5/2017 Public Hearing Minutes - Riverview as presented.  
**All Ayes.**
2. **MOTION BY Commission Secretary Pat Cocchiarella**, seconded by Alternate Commissioner Pete Zbras to approve the 9/5/2017 Regular Meeting Minutes as presented. **All Ayes.**
3. 9/19/2017 Public Hearing Minutes – Riverview
4. 9/19/2017 Regular Meeting Minutes

**MOTION BY Commission Secretary Pat Cocchiarella**, seconded by **Alternate Commissioner Pete Zbras** to table the 9/19/17 Public Hearing Minutes and the 9/19/17 Regular Meeting Minutes.  
**All Ayes.**

**INVOICES**

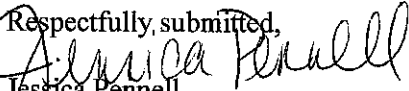
None.


**OTHER BUSINESS**

1. Summary – Laws in effect in 2017.
2. CCM Training Newsletter.
3. Advanced Land Use Academy Course.
4. Schedule date for Discussion with Lawrence Secor, CHMM  
*Re: Phase II MS4 Low Impact Development "LID" Ordinance/Regulations.*
5. Any other items the Commission deems necessary for discussion.

**ADJOURNMENT**

**MOTION BY Commissioner Bob Costigan** to adjourn the meeting at 8:38 PM. **Second by Commissioner Tanya Carver.**  
**All Ayes.**

Respectfully submitted,  
  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

17 OCT 16 PM 4:07  
TOWN OF OXFORD, CT  
  
TOWN CLERK