

TOWN OF OXFORD

PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall

486 Oxford Road, Oxford, Connecticut 06478-1298

www.Oxford-CT.gov



Regular Meeting Minutes

Tuesday, February 19, 2019

7:30 PM

Main Meeting Room

S.B. Church Memorial Town Hall

CALL TO ORDER

Vice Chairman Arnie Jensen called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Joshua Dykstra, Greg Wanamaker, Dave Sauter, John Kerwin, Pete Zbras, Arnie Jensen, Pat Cocchiarella and Dan Wall.

Also Present: Peter Olson, Land Use Counsel, Steve Macary, ZEO and Jessica Pennell.

Not Present: Tanya Carver.

SEATING OF ALTERNATES – No alternates were seated at this time.

CONTINUED PUBLIC HEARINGS:

Vice Chairman Arnie Jensen opened the recessed public hearing on the following applications:

Z-18-270 [RGCD] – Riggs Street, “Timberlake Apartments at Oxford Greens” – Owner & Applicant: Timberlake Investment Partners V, LLC (Proposed Text Amendment to Article 5A – Residential Golf Community District, pursuant to CGS §8-30g)

Z-18-271 [RGCD] – Riggs Street “Timberlake Apartments at Oxford Greens” – Owner & Applicant: Timberlake Investment Partners V, LLC (Site Plan for 197 multi-family housing units pursuant to CGS §8-30g)

Commission Secretary Pat Cocchiarella noted or read the following correspondence for the record:

Memorandum from Peter Olson, Land Use Counsel.

Email from Gary Saunders in opposition of this application.
Letter from Ashley Moscaritolo.
Memorandum from Matthew W. Skelly, PE, PTOE.

Michael & Beth Fedak, present at the meeting submitted a letter with photos attached.

Vice Chairman Arnie Jensen turned the floor over to the applicant's representative.

Christopher J. Smith, Attorney from Alter & Pearson was present to represent Timberlake Investment Partners, V. He introduced Robert Smith Jr, David Sacco, Steve Ullman, John Wicko and Joseph Versteeg.

David Sacco, Engineer for the applicant went through his responses dated 1/8/19, referring to Jim Galligan's comments dated 12/7/18.

Steven Ullman, Traffic Engineer for the applicant presented his responses to the peer traffic review completed by Matthew J. Skelly of Fuss & O'Neill.

The applicant's concluded his response.

Peter Olson, Land Use Counsel for the Commission went over his memorandum dated 2/5/19 and outlined his responses regarding potential legal issues that were brought up by Commissioners at the previous Public Hearing.

Matthew W. Skelly, PE, PTOE conducted a peer traffic review for the Commission, and submitted a memorandum dated 2/4/19, he explained his findings regarding traffic to the Commission.

Commissioners discussed Mr. Skelly's findings and asked questions regarding site lines and traffic speeds on and around Riggs Street.

Peter Olson, Land Use Counsel, discussed the intersectional site design speed.

Steve Ullman, Traffic Engineer for the applicant responded.

Discussion ensued regarding the number of homes originally approved and whether or not a road was ever proposed for the area in question.

PUBLIC COMMENTS

Ed Fabian, 21 Chauncy Drive discussed his concerns regarding traffic.

Richard Brown, 509 Traditions Court, South noted concerns regarding the safety of Riggs Street and other traffic concerns.

Dan Venice, 9 Stonebridge Road read a prepared statement that discussed concerns regarding affordable housing, power lines, potential flooding issues and chemicals used for the golf course (The statement was not submitted for the record).

Peter Olson, Land Use Counsel clarified that there was no road proposed for the area in questions, it was only shown as a cart path on the original approved site plan.

Christopher J. Smith, Attorney for the applicant responded to questions from the public.

Commissioners discussed the affordable housing with the age restriction.

Peter Olson, Land Use Counsel, noted that it falls under a federal regulation.

Chris Smith referred to Article 5A of the Zoning Regulations which stated that the age restriction is 55+. **Peter Olson, Land Use Counsel** stated that the local zoning regulations could not enforce federal regulations.

No further comments from the public, Commission or the applicant.

MOTION BY Commission Secretary Pat Cocchiarella to close the Public Hearing.
Second by Commissioner Pete Zbras.

All (5) Ayes.

Motion passed unanimously.

The Commission took a short recess.

PUBLIC HEARING:

This public hearing is postponed until 3/5/19.

Z-18-299 [RESA] – 229 Oxford Road – Owner: Gary Morgatto

Applicant: Attorney Robert Uskevich.

(Proposed Zone Change – Residential to Commercial)

CORRESPONDENCE

AMENDMENTS TO THE AGENDA

AUDIENCE OF CITIZENS

OLD BUSINESS

1. **Z-18-292 – Proposed Zoning Text Amendment – Moose Hill Cider, LLC**
(Proposed new text to the following articles: 2.23a, 5.3.4, 10.11 through 10.11.4) and
(Proposed text amendment to 17.2) (**Commission action on or before 3/14/19**)

MOTION BY Commissioner Dan Wall to table this application.

Second by Commissioner Pete Zbras.

All (5) Ayes.

Motion passed unanimously.

2. **Z-19-007 – 300 Oxford Road – Oxford Town Center “Quarry Walk”**
(Site Plan application for Building 2F)

MOTION BY Commission Secretary Pat Cocchiarella:

WHEREAS, The Oxford Planning and Zoning Commission have received Application Z-19-007, a Site Plan application for Building 2F at “Quarry Walk”.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at a regularly scheduled meeting on 2/5/19.

WHEREAS, The Oxford Planning and Zoning Commission considered the following maps and plans, all drawn or prepared by Langan Engineering, within their deliberations:

CS-100	Overall Site Plan
CS-102	Site Plan B
CG-102	Grading & Drainage Plan B
CU-102	Utility Plan B
LP-102	Landscape Plan B
LL-102	Lighting Plan B
LL-501	Lighting Notes, Details & Schedule

WHEREAS, The Oxford Planning and Zoning Commission considered Application Z-19-007. and finds;

The application conforms to all requirements of the Oxford Zoning regulations.

SUBJECT TO THE FOLLOWING CONDITIONS;

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. No substitute material shall be used without approval of the Planning and Zoning Commission and the Planning and Zoning Commission Engineer.
3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
4. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.
5. The applicant shall submit one complete copy of the final approved plans, which shall reflect these conditions of approval, with a copy of the conditions of approval attached.
6. No work to be done until security is set by the PZC Engineer in a form acceptable to Town Counsel, and installed by the applicant.
7. The specific uses on this property shall be limited to those designated within the “Statement of Use” submitted by the applicant.

8. The applicant shall have a pre-construction meeting with appropriate Town Staff prior to any construction activities.
9. Sedimentation and erosion control measures on-site shall be maintained in compliance with the proposed site plan and current guidelines, subject to field review by the Commission's engineer.
10. It is the responsibility of the owner/applicant to ensure capability of communication with the Fire Department and EMS. If the requirement is satisfied, it is the responsibility of the owner/applicant to rectify the problem.
11. Site Plan approval expires if the work is not completed within five (5) years from the date of approval.

Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed unanimously.

NEW BUSINESS

ZONING ENFORCEMENT

INVOICES

The following invoices are from Nafis & Young:

a. **MOTION BY Commission Secretary Pat Cocchiarella** to approve Invoice #011-19 – Timberlake Review & Report in the amount of \$467.50. **Second by Commissioner Pete Zbras.**

All (5) Ayes.

Motion passed unanimously.

b. **MOTION BY Commission Secretary Pat Cocchiarella** to approve Invoice #012-19 – Oxford Town Center Review & Report in the amount of \$340.00. **Second by Commissioner Pete Zbras.**

All (5) Ayes.

Motion passed unanimously.

c. **MOTION BY Commission Secretary Pat Cocchiarella** to approve Invoice #322-18 – Bond Reduction – Oxford Greens in the amount of \$127.50. **Second by Commissioner Pete Zbras.**

All (5) Ayes.

Motion passed unanimously.

MOTION BY Commissioner John Kerwin to table Invoices d-m.

Second by Commissioner Pete Zbras.

All (5) Ayes.

Motion passed unanimously.

d. #322-18 – Timberlake Letter

The following invoices have been submitted to the office and may need further review:

- e. #125-18 – Quarry Walk Review & Report
- f. #124-18 – Lot 3 Moose Hill Review & Report
- g. #107-18 – Quarry Walk Review & Report
- h. #014-18 – 417 Roosevelt Drive – Lot 30
- i. #005-18 – 417 Roosevelt Drive – Lot 20
- j. #165-18 – Meadowbrook Estates
- k. #243-17 – Oxford Greens
- l. #164-18 – Special Use Application
- m. #166-18 – Autumn Ridge Driveway Variance

APPROVAL OF MINUTES

MOTION BY Commission Secretary Pat Cocchiarella to approve the following minutes as presented:

- a. 12/4/18 Regular Meeting Minutes
- b. 12/12/18 Special Meeting Minutes
- c. 12/18/18 Special Meeting Minutes

Second by Commissioner Pete Zbras.

All (5) Ayes.

Motion passed unanimously.

The following minutes were not acted on by the Commission:

- d. 1/15/19 Meeting Minutes
- e. 1/29/19 Spec Meeting Minutes
- f. 2/5/19 Regular Meeting Minutes

OTHER BUSINESS

- a. Update on status of the text amendment for Contractor's Yards.
- b. Any other business the Commission deems necessary for discussion.

ADJOURNMENT

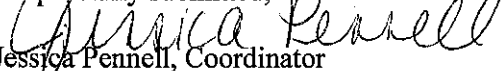
MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 9:28 PM.

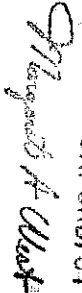
Second by Commissioner Pete Zbras.

All (5) Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

19 MAR 12 AM 9:52
TOWN OF OXFORD, CT

TOWN CLERK