



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission

Regular Meeting Minutes
Tuesday, March 19, 2019
7:30 P.M Main Meeting Room
S.B. Church St. Memorial Town Hall

CALL TO ORDER

Chairman Jeff Luff 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, Jeff Luff, Pat Cocchiarella and Dan Wall.

Not Present: Tanya Carver.

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

SEATING OF ALTERNATES

Chairman Jeff Luff seated Greg Wanamaker and Dave Sauter.

RECESSED PUBLIC HEARINGS:

Z-18-302 [IND] – 10 Robinson Lane

Owner: McNamee Construction, 154 Route 202, Lincolndale, NY

Applicant: Daniel McNamee

(Special Exception – Contractor's Yard)

(Site Plan for Construction of a Garage, Canopy, and Building)

Dominick Thomas, Attorney for the applicant was present. He told the Commission that he spoke to Jim Galligan, P&Z Engineer; Mr. Galligan said that there is no need for a buffer. He handed out an 11x17 photo of the property to indicate that buffers would not be necessary, even when looking at the site from different areas in relation to Route 67. He referred to the proposed text amendments that are being reviewed by the Commission and stated that in relation to his client, there will be no processing,

but he would not meet the building requirements. He noted that the application has been approved by OCCIWA. He also explained that the proposed business would have a minimal impact on traffic.

MOTION BY Commission Secretary Pat Cocchiarella to recess the Public Hearing to April 2, 2019.
Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

Z-18-299 [RESA] – 229 Oxford Road – (Residential to Commercial)

Owner: Gary Morgatto, 231 Oxford Road, Oxford, CT

Applicant's Representative: Attorney Robert Uskevich.

Commission Secretary Pat Cocchiarella read correspondence from Attorney Uskevich requesting that this hearing will be continued on April 2, 2019.

MOTION BY Commission Secretary Pat Cocchiarella to recess the Public Hearing to April 2, 2019.
Second by Commissioner Dan Wall.

All Ayes.

Motion passed unanimously.

PUBLIC HEARING:

Text Amendments to the Oxford Planning & Zoning Regulations

Proposed Amendments to the following Articles:

Article 2 – Definitions, **Article 10** – Special Exceptions (Contractor's Yards), and

Article 14 – Earth Re-grading & Excavation.

Public Comments regarding the proposed Text Amendments:

Attorney Dominick Thomas, 315 Main Street, Derby, discussed the following in relation to the proposed amendments; there is nothing in the proposal that eliminates Schedule C, possible conflicting interpretations of Article 14, Section 14.1.4 and Section 14.1.5, clarity of definitions related to "minor" excavation, special exception approvals for "minor" and "major" regarding for site development, any processing proposed by an applicant is prohibited with the requirement of a building.

Mark Oczkowski, requested that the Commission keep the hearing open and he will have comments for the next hearing.

Attorney Steven Kulas represents homeowners currently opposed to rock crushing activities near their homes. He noted that "Schedule C" should be eliminated; it conflicts with the proposed text amendments. He commented that his clients are opposed to the storage of outside materials on site; he mentioned that the earth materials listed do not include concrete or demolished building materials. He commented that any earth processing operations should be contained within a building.

Commissioner John Kerwin asked that Attorney Kulas state for the record that the homeowners that he represents are residents of Oxford.

Attorney Kulas stated that he represents homeowners in the vicinity of a contractor's yard located on Nichols Road.

MOTION BY Commission Secretary Pat Cocchiarella to recess the Public Hearing to April 16, 2019.

Second by Vice Chairman Arnie Jensen.

All Ayes.

Motion passed unanimously.

AMENDMENTS TO THE AGENDA - None

AUDIENCE OF CITIZENS - None

CORRESPONDENCE - None

OLD BUISNESS

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 – Extension received)

MOTION BY Commissioner John Kerwin to approve Z-18-292 as presented by Peter Olson, Land Use Counsel.

Second by Commission Secretary Pat Cocchiarella.

All Ayes.

Motion passed unanimously.

Effective date of Text Amendment – April 15, 2019.

TIMBERLAKE APARTMENTS APPLICATIONS: *(Commission action on or before 4/16/19)*

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 §8-30 g) *(Commission action on or before 4/16/19)*

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 §8-30 g)

NEW BUISNESS

ZONING ENFORCEMENT

Commissioners and Steve Macary, ZEO discussed the various sign violations throughout Town. They discussed compiling a list of violators to contact.

Steve Macary, ZEO informed the Commission that the church that was recently approved on Hawley Road would like to put up a different sign.

Chairman Jeff Luff requested that Steve Macary, ZEO contact the church and have them come in and apply for the sign. There was discussion regarding the regulations governing off-site signs.

MINUTES

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 2/5/19 Meeting Minutes as presented. **Second by Vice Chairman Arnie Jensen.**

All Ayes.

Motion passed unanimously.

2. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 2/19/19 Meeting Minutes as presented. **Second by Commission Secretary Pat Cocchiarella.**

All Ayes. (John Kerwin, Tanya Carver and Dan Wall recused themselves)

Motion passed.

3. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 3/5/19 Meeting Minutes as presented. **Second by Vice Chairman Arnie Jensen.**

All Ayes.

Motion passed unanimously.

INVOICES

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve payment for the CFPZA Membership Dues. **Second by Vice Chairman Arnie Jensen.**

All Ayes.

Motion passed unanimously.

2. **MOTION BY Commission Secretary Pat Cocchiarella** to approve payment for Fuss & O'Neill – Invoice # 0209459. **Second by Vice Chairman Arnie Jensen.**

All Ayes.

Motion passed unanimously.

3. Nafis & Young Invoices:

MOTION BY Commission Secretary Pat Cocchiarella to approve payment of the following invoices from Nafis & Young.

- a. # 243-17 - \$1,283.25 – Oxford Greens Championship Drive
- b. # 210-17 - \$354.00 – Quarry Walk Review & Report
- c. # 332-18 - \$170.00 – Timberlake Letter (Apartments)
- d. # 107-18 - \$552.50 – Quarry Walk Review & Report
- e. # 005-18 - \$212.50 – Lot 20-417 Roosevelt Drive Review & Report
- f. # 166-18 - \$354.00 – Autumn Ridge Driveway Variance Application
- g. # 165-18 - \$309.75 – Meadowbrook Estates
- h. # 124-18 - \$663.75 – Lot 3 Moose Hill Review & Report
- i. # 125-18 - \$442.50 – Quarry Walk Review & Report
- j. # 164-18 - \$398.25 – Special Use Application
- k. # 014-18 - \$467.50 – Lot 30-417 Roosevelt Drive Review & Report

Second by Alternate Commissioner Dave Sauter.

All Ayes.

Motion passed unanimously.

OTHER BUSINESS

1. **Reminder** – CFPZA – Annual Conference – Thursday, 3/28/19.

2. **Reminder** – CT Bar Association – Land Use Law Seminar – Saturday, 3/23/19.

3. Any other business the Commission deems necessary for discussion.

ADJOURNMENT

MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 8:57 PM.


Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

Respectfully Submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

19 APR 10 AM 9:23
TOWN OF OXFORD, CT

TOWN CLERK