



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

**Planning & Zoning Commission
Regular Meeting Minutes
Tuesday, June 16, 2020
7:30 PM - Online/Remote Meeting**

The Planning & Zoning Commission met remotely on Tuesday, June 16, 2020, at 7:30 PM.

Members of the public and applicants joined us online using the following information:

Option #1: Join with Google Meet
Meeting ID - meet.google.com/kay-cihj-gsn

Option #2: Join by Phone:
Phone Number - (US)+1 929-329-2588
PIN: 264 649 896#

I. CALL TO ORDER

Chairman Dave Sauter called the meeting to order at 7:30 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Mary LoPresti, Joshua Dykstra, John Kerwin, Pete Zbras, Dave Sauter, Pat Cocchiarella, Dan Wall, and Brett Olbrys. Jesse Schremmer joined the meeting at 7:38 pm.

Also Present: Steve Macary, ZEO, Keith Rosenfeld, Municipal Planner, and Jessica Pennell, P&Z Coordinator.

IV. SEATING OF ALTERNATES

No alternates were seated.

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

1. **Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Haven Rowing Club**
Owner: New Haven Rowing Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC
(Special Exception, Article 5, Section 5.3.1 - Non-Commercial Recreational Use)

Chairman Dave Sauter stated that new correspondence has been submitted.

It was noted that a petition has been filed regarding this application.

Commission Secretary Pat Cocchiarella read the intent of the petition.

Joe Wren, Engineer, Stu Lathers, Architect and **John Gorman** were present representing New Haven Rowing Club.

Stu Lathers, noted some misunderstandings regarding the past, present and future membership. He noted that they do not anticipate an increase in membership or intensity of the current use. He gave a brief background on how long the shells have been on the river. He also noted that Yale is much larger than New Haven Rowing Club, and that Hopkins School has used the club for 15 years.

Joe Wren, Engineer shared his screen with the Commission.

Stu Lathers noted that the photo Joe is sharing is a photo of the siding for the proposed building. He reiterated that the proposal before the Commission is to build a storage building to store shells that are currently stored outside.

Joe Wren again shared his screen, showing the proposed site plan. He noted that the application includes three distinct parcels, and noted that in 1991, the use was extended over all three parcels. He stated that after considering the feedback from the Commission, they would like to propose to bring the parcels into greater compliance with the Zoning Regulations, by eliminating the lot line between 411 Roosevelt Drive and 407 Roosevelt Drive. He stated that would making one larger non-conforming parcel, and to modify the lot line between 403 Roosevelt Drive and 407 Roosevelt Drive. He noted that there would be an equal distance between the existing building and the proposed new building.

Vice-Chairman John Kerwin brought up concerns about the property still not complying with the regulations, as well as, the applicant not proposing combining the parcels. He asked the applicant if they would be amenable to abandon the special exception on the parcel.

Stu Lathers stated that they would like to retain one of the lots as possible collateral for financing in the future if needed.

Discussion ensued between **Vice-Chairman John Kerwin**, and **Stu Lathers** regarding the abandonment of the special exception for non-commercial recreational use on the property.

John Gorman discussed the New Having Rowing Club as a non-profit organization. He noted that they donate their proceeds to other organizations. He stated that he is concerned with some of the fees included in the application and reiterated that they would like the Commission to consider waiving those fees.

Joe Wren noted that Wetlands has approved the application and that P&Z Engineer, Jim Galligan, has submitted a final response letter.

Commissioner Jesse Schremmer questioned if the approval of the building would add additional boats to the river.

Stu Lathers responded that they are going to store shells in the new building; currently some of the shells are being stored outside.

Commission Secretary Pat Cocchiarella questioned if the Commission has any jurisdiction over the actual "river".

Discussion ensued between Commissioners regarding what factors can be considered when deliberating or acting on a request for a Special Exception.

John Gorman addressed Vice-Chairman Kerwin's comments.

Commissioner Pete Zbras questioned the hours of operation for using the river.

Stu Lathers stated that the hours of operation submitted on the statement of use are accurate.

Vice-Chairman John Kerwin discussed the rules of the river and questioned if there is a handbook for the club.

John Gorman stated that they have a manual with the rules that they have to obey on the river. He stated that they have logs, which require members to sign out when they go out on the river, and sign in when they come back. He noted that he would be willing to submit a copy of the logbook.

Alternate Commissioner Mary LoPresti questioned if the building is strictly for rowing club members to store their boats.

Stu Lathers stated that they do not rent storage space to non-members.

Public Comments:

Kevin Courtney, 3 Aspen Lane stated that he is a member of the New Having Rowing Club and is in favor of the project.

Kevin Manning, 17 Lake Drive and a member of the New Haven Rowing Club spoke in favor of the club and the application.

Mike Miskewicz, 7 Roosevelt Drive, Seymour explained his concerns regarding, an increase in membership, increased river traffic, the affiliation with Hopkins School, the septic system, and the increased traffic on Route 34.

MOTION by Commissioner Brett Olbrys to close the Public Hearing.

Second by Commission Secretary Pat Cocchiarella.

All Ayes.

Motion passed unanimously.

2. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.**
Applicant: Matthey Mihaly, 111 Booth Hill Road, Trumbull, CT
(Re-subdivision of Lot #2)

- a. Letter dated May 21, 2020, from Conservation Commission/Inland Wetlands Agency
- b. Letter dated May 21, 2020, from Conservation Commission/Inland Wetlands Agency
- c. Written Correspondence from Thomas F. Collins – 286 Chestnut Tree Hill Road

Chairman Dave Sauter noted that there is correspondence has been submitted.

Chairman Dave Sauter read the correspondence submitted by nearby property owners.

Commission Secretary Pat Cocchiarella read the correspondence received from the OCCIWA, and Jim Galligan, P&Z Engineer.

Matthew Mihaly, 111 Booth Hill Road, Trumbull, attended to present his application to the Commission.

Commissioner Pete Zbras questioned if the barn and house located on the property are considered historical, and if they have plaques.

Mr. Mihaly stated that he has no knowledge of building being considered “historical” homes.

Vice-Chairman John Kerwin questioned if the applicant has responded to Jim Galligan’s review.

Mr. Mihaly noted that he just received the letter and that his engineer has not prepared a response to Mr. Galligan’s letter.

Vice-Chairman John Kerwin referred to the letter from the OCCIWA regarding the payment in lieu of open space, in his comments he referenced CGS § 8-25, which applies to the donation of open space to the Town. He questioned if the applicant would be willing to make a payment in lieu of open space as a condition of approval.

Mr. Mihaly stated that he would preface that agreement on the amount and the terms regarding the road improvements.

Vice-Chairman John Kerwin referenced Article 8, Section 2 of the subdivision regulations which outlines the procedure, including hiring an appraiser to determine the fair market value of the land.

Mr. Mihaly stated that Article 8, Section 2 of the subdivision regulations refer to 10% of the value of raw land, which is the undivided land value.

Public Comments:

Tanya Carver, 1 Old Moose Hill Road, requested that the Public Hearing be continued. She referred to Article 1, Section 1 of the subdivision regulations, which discuss adequate light and air. She also stated that there are no buffers shown on the plans in relation to the Costigan property. She stated that the building should be reviewed to determine if they are historical, she explained that it does have a plaque and that the POCD supports keeping historical residences as part of the community. She noted that the property does go into the Town’s water supply, and that there is nothing on the plans that references the Aquifer Protection Area. She suggested that plans be reviewed by the Town’s Aquifer Protection Agent.

Robbi Costigan, 300 Chestnut Tree Hill Road, disagrees with Mr. Mihaly that it is not a plaque house or a historical site. She also requested that the Commission require a buffer to adjacent homes if the application is approved.

Greg Kashuba, 313 Chestnut Tree Hill Road, stated that this was a rental home and now the house is in clean-up mode. He also what would be required of the applicant regarding Litchfield Turnpike.

Jeannie Blue, 289 Chestnut Tree Hill Road, questioned if work has been approved for the property, she explained that there has been a lot of recent activity on the property.

Vice-Chairman John Kerwin requested a continuance by the applicant.

Mr. Mihaly stated that he would have the responses to Jim Galligan's letter for the next meeting.

MOTION by Commissioner Pete Zbras to recess this public hearing to July 7, 2020.

Second by Commission Secretary Pat Cocchiarella.

All Ayes.

Motion passed unanimously.

B. New Public Hearings – NONE

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

There were no amendments to the agenda.

B. Audience of Citizens – (Items not listed on the Agenda)

C. Correspondence – NONE

D. Old Business – Matters on which a Public Hearing was held

1. **Z-20-031 IND] - 10 Fox Hollow Road, aka Lot 5 Fox Hollow Road - Owner:** York Machinery South Inc., 160 Warren Avenue, Westbrook, ME - **Applicant:** Chadwick-Baross, Inc., 10 Fox Hollow Road (Special Exception/Public Hearing Waiver Request) (Change of Use)

- a. Letter dated June 4, 2020 from Kevin Condon, Town Counsel.

Chairman Dave Sauter asked Commissioner Jesse Schremmer if he was able to listen to the recording of this application from the last meeting.

Chairman Dave Sauter seated Alternate Joshua Dykstra for Commissioner Jesse Schremmer.

Commissioner Schremmer stated that he would recuse himself from voting on this application.

Vice-Chairman John Kerwin read a letter dated June 4, 2020 from Kevin Condon, Town Counsel.

Vice-Chairman John Kerwin read a prepared response letter the letter from Attorney Condon.

MOTION by Commission Secretary Pat Cocchiarella to approve application Z-20-031 - Change of Use with the following conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or Public Hearings.
2. Compliance with the Statement of Use dated 3/12/2020.

3. The applicant must obtain all proper permits and/or approvals outlined in the Town of Oxford Permit Procedures.
4. Compliance with the Town of Oxford Zoning Regulations as of this date.
5. The applicant shall be responsible for rendering payment to any outside consultants the Commission assigns to review this application.
6. Any proposed sign must be presented to the ZEO to determine compliance with Article 16 of the Town of Oxford Zoning Regulations.
7. Applicant agrees to formally abandon, in writing, all land uses and activities associated with Section 9.3.21 Contractor's Yard located at 10 Fox Hollow Road.
8. The use and/or storage of any stone crushing machine, stone sifting and/or reduction machine or any other related support machinery necessary for the operation of a stone crushing/sifting/reduction machine is strictly prohibited
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. The imposition of a road damage repair bond limited to a period of one year, in an amount and terms to be established by Town Counsel, Kevin Condon, and P&Z Engineer, Jim Galligan, to determine any damage to Fox Hollow Road associated or caused by heavy equipment
11. Reason for approval is that it meets Oxford Zoning Regulations in effect as of this date.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

2. **Z-20-035A [COMM] - 248 Oxford Road - Owner: T & J Realty, 3333 Main Street, Stratford - Applicant: The Boar's Nest/Ox Axe Co., LLC**
(Special Exception - Article 7, Section 7.3.16 - Sale of Alcoholic Beverages)

MOTION BY Commissioner Commission Secretary Pat Cocchiarella to approve the following resolution:

WHEREAS, The Oxford Planning and Zoning Commission have received Application Z-20-035A, for a SPECIAL PERMIT.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at regularly scheduled meeting/public hearing on May 19, 2020, June 2, 2020, and June 16, 2020.

WHEREAS The Oxford Planning and Zoning Commission has taken into consideration the proximity of churches, schools, libraries, playgrounds, or any place frequented by minors when granting approval for an alcoholic liquor use.

WHEREAS The Oxford Planning and Zoning Commission considered the following documents all drawn or prepared by the applicant, within their deliberations:

1. Application letter signed by owner.
2. Statement of Use

3. Zoning Permit Application
4. Photographs of Proposed Privacy Fencing Area and Sample Fencing Materials
5. Layout of Enclosed Fenced Seating and Serving Area
6. Membership and Employee Handbooks

WHEREAS The Oxford Planning and Zoning Commission considered the Town of Oxford Application Z-20-0035A and finds.

- The application conforms to all requirements of the Oxford Zoning regulations and is therefore approved.

SUBJECT TO THE FOLLOWING CONDITIONS.

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. Patio doors are only to be opened from the interior, will be locked on the outside and will only be used for emergency exits only.
3. No exterior or interior signage will be allowed on the fencing surrounding the patio.
4. 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.
5. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.
6. Compliance with the Statement of Use submitted with this application.
7. It is the responsibility of the owner/applicant to ensure capability of communication with the Fire Department and EMS. If the requirement is not fulfilled, it is the responsibility of the owner/applicant to rectify the problem.

Second by Commissioner Brett Olbys.

Chairman Dave Sauter added the following items to the motion as discussed by the Commission:

Amend the motion by changing the language in Condition # 2 as follows:

“patio fence gates are only to be used from the interior, they will be alarmed, locked and used for emergency purposes only”

Amend the motion by adding language to Condition #3 as follows:

“the fencing shall be a minimum of 6 feet high”

Amend the motion by adding a Condition #8:

Any exterior lighting shall be “dark sky” compliant.

Commission Secretary Pat Cocchiarella accepted the amendments to his motion.

Commissioner Brett Olbrys seconded the amended motion.

Ayes (5), Nays (2).

Motion passed 5-2.

3. **Z-20-033 [IND] - Lot 1R Pheasant Run Road - Owner & Applicant: 589 Investments, LLC, P.O. Box 506, Oxford, CT (Excavation - 13, 320 cubic yards of material)**

Commissioner Jesse Schremmer recused himself because he was not able to listen to the full recording of the Public Hearing held on this application.

Chairman Dave Sauter seated Alternate Joshua Dykstra.

Commissioners questioned the type of bond that is included in the conditions of approval.

Municipal Planner, Keith Rosenfeld noted that he took the bond language exactly for the excavation from the Town of Oxford Zoning Regulations, Article 14.3.11.

Vice-Chairman John Kerwin requested that the motion be amended to add “and road damage limited to the travel route”.

SPECIAL EXCEPTION APPROVAL:

Z-20-033 [IND] – Lot 1R Pheasant Run Road

Owner and Applicant: 589 Investments LLC, Box 506, Oxford CT
Article 14.3, Earth Regrading and Excavation

MOTION BY Commission Secretary Pat Cocchiarella to approve the following resolution:

WHEREAS, The Oxford Planning and Zoning Commission have received Application Z-20-033, for a SPECIAL EXCEPTION.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at regularly scheduled meetings/public hearings on April 21, 2020, May 5, 2020, May 19, 2020, June 2, 2020, and June 16, 2020.

WHEREAS, The Oxford Planning and Zoning Commission has taken into consideration whether the proposed filling will not depress land values or adversely affect surrounding property in the neighborhood and/or along the proposed truck route.

WHEREAS, The Oxford Planning and Zoning Commission considered the following documents all drawn or prepared by the applicant, within their deliberations:

1. Application for Excavation/Filling Activities at Lot 1R Pheasant Run Business Park, Applicant, and owner: 589 Investment, LLC dated 3/9/20.
2. Project Review Letter for Lot 1R Pheasant Run Business Park from James Galligan, PE dated 4/23/20.
3. Response letter to James Galligan, PE (4/23/20) from Civil One Engineering dated 4/30/20.
4. Existing Conditions Survey, Conceptual Site Plan, Grading and Erosion Control Plan, Intermittent Grading and Erosion Control Plan, Details and Erosion Control Narrative, Lot 1R Pheasant Run Business Park, dated 3/6/20 and revised to 4/30/20, prepared for 589 Investments LLC by Civil One Engineering.
5. Transportation Route between Lot 10 Woodruff Hills Industrial Park and Lot 1R Pheasant Run Business Park dated 4/30/20.

WHEREAS, The Oxford Planning and Zoning Commission considered the Town of Oxford Application Z-20-033 and finds.

- The application conforms to all requirements of the Oxford Zoning regulations and is therefore approved.
SUBJECT TO THE FOLLOWING CONDITIONS.

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.
2. The ZEO shall receive a report every six (6) months that shows the progress of the earth excavation and filling activities, to be prepared by a licensed engineer or land surveyor.
3. All costs incurred by the Town in monitoring the applicant's compliance as determined by the Commission shall be paid by the applicant within 30 days of billing.
4. 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.
5. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.
6. The applicant shall submit one complete copy of the set of plans which reflect these conditions of approval, with a copy of the conditions of approval attached.
7. The applicant shall have a pre-construction meeting with appropriate Town Staff prior to any excavation/filling activities.
8. 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.
9. There will be 2 truck trips per hour during weekdays, which is 16 to 18 truckloads per day and each truck will carry 16 to 18 cubic yards of earth material.
10. Applicant shall post a surety with the Selectmen of Oxford in a form satisfactory to the Town Counsel and in the amount approved by the Commission to guarantee faithful performance of the work, in accordance with plans as approved, including processing operation. This surety shall cover a period not less than two (2) months beyond the period during the Special Exception permit is effective.
11. The Commission grants the Special Exception for a period of two (2) years from the date of the approval.

Second by Commissioner Pete Zbras.

Commissioner Pete Zbras withdrew his motion.

Vice-Chairman John Kerwin seconded the motion with an amendment to the road damage bond.

Chairman Dave Sauter stated that the amendment to the motion is, "Placement of surety protection against damage to roads by this operation, limited to the travel route".

Commission Secretary Pat Cocchiarella accepted the amendment.

Commissioner Brett Olbrys seconded the amended motion.

All Ayes.

Motion passed unanimously.

E. Old Business – Other Matters

1. 21-23 Nichols Road – TPB Contractors, LLC and T&C Partners, LLC

Application for Site Plan and Special Exception - Consideration of Proposed Settlement of Appeal Pursuant to Practice Book Sec. 14-7B (j) - TPB Contractors, LLC v. Planning & Zoning Commission of the Town of Oxford, Docket No. AAN CV 18 6029419 S

Note: Materials related to the proposed settlement are on file in the zoning office.

Peter Olson, Land Use Counsel was present to explain the proposed settlement to the Commission. He stated that the Commission approved this application for a Special Exception for a contractor's yard, except that the Commission denied the applicant permission to conduct rock-crushing activities. He noted that subsequent to that, the Commission adopted new regulations that cover contractor's yards and earth processing activities. He explained that this application was made before the new regulations took effect. He stated that there is an appeal pending; the property owner has approached the Commission with a proposed resolution of the appeal. The resolution would be to allow the rock crushing within a building constructed on the property, which complies with what the new regulations require for rock-crushing within a building. He noted that some materials were submitted for the Commission to review, he shared a preview of the proposed building and the site plan.

Attorney Olson also explained the process for settling a pending appeal. He stated that although this isn't a public hearing, the Commission may give the public an opportunity to speak.

Vice-Chairman John Kerwin questioned how the Commission can know that the proposal complies with the current regulations.

Attorney Olson stated that because the application was filed before the regulations were changed, there is no requirement that they comply with the new regulations. He noted that a settlement can paper over anything that it deemed to not comply. He explained that by the applicant putting the crusher in a building, the Commission has let the applicant propose something that complies with the regulations.

Vice-Chairman John Kerwin asked if the proposed particular enclosure, if it were to come under the new regulations, would it comply.

Attorney Olson, stated "correct".

Attorney Dominick Thomas, representing the applicant, stated that he has been working with Peter Olson, Land Use Counsel, and his client has taken the extra step to create the building.

Attorney Steven Kulas, representing Robert Werden, who is also a party to the current pending appeal, stated that if you look at the new regulations, the settlement does not comply. He noted that the new regulations are not limited to having a crusher contained, they also limit the type of materials to be crushed, and where the materials are to come from. He explained that the settlement does not comply with the old regulations or the new regulations. He noted that the settlement does not address the materials to be crushed, the hours of operation, or noise barriers. He stated that there is insufficient information in the settlement that would address the concerns in the new regulations. He stated, on behalf of Mr. Werden, that the board deny the settlement agreement.

Discussion ensued regarding the roof of the building related to noise and dust.

Attorney Olson stated that the point of the enclosure is to minimize the noise, but it will never be completely eliminated with a rational idea of what a building could be for this type of use.

MOTION for discussion, by Commissioner Brett Olbrys to accept the settlement and authorize counsel to take the necessary steps to implement the proposed settlement.

Second by Commission Secretary Pat Cocchiarella.

Vice-Chairman John Kerwin asked Peter Olson, Land Use Counsel, to address Attorney Kulas concerns.

Attorney Thomas stated that Attorney Kulas is quoting changes that were made to Article 14, which applies to excavation or site work. He stated that there are numerous contractor's that are processing on their sites material, that they bring back. He stated that in the new regulations a contractor's yard is defined, and where the regulations address the issue of a contractor yard use, processing in an enclosed building, that is what they attempted to address. He noted that there are no restrictions; it does state the type of materials that are required to be processed in an enclosed building.

Attorney Olson stated that the hours of operation are handled by the zoning regulations or from an approval that was issued by the Commission. He stated that this is a settlement, and it is not necessarily the case that the Commission is acting in strict adherence to the procedural requirements. He explained the alternative to the settlement.

Discussion ensued regarding why the Commission is considering settlement of the pending appeal.

Attorney Olson stated that if the Commission thinks that going through the regulations is an important thing to do, then they can do it, and put it on the next agenda for action.

Attorney Thomas responded that the comments about the contractor's yard have nothing to do with what Attorney Kulas presented, he stated that there is nothing that says it has to be material on site. He noted that the limits to what can be done are in Article 14 of the zoning regulations.

Attorney Kulas stated that this is not just about Article 14, about site plan approving. He stated that the concerns such as the materials and where they come from concern all crushing operations.

MOTION by Commissioner Brett Olbrys to rescind his motion.

MOTION by Commissioner Brett Olbrys to recess this item to the next regular meeting on, 7/7/20.

Second by Vice-Chairman John Kerwin.

All Ayes.

Motion passed unanimously.

F. New Business – Schedule a Public Hearing – NONE

G. New Business

H. Zoning Enforcement

Steve Macary, ZEO went over the following items with the Commission:

1. 317 Riggs Street - Vehicles - Cease & Desist
2. 27 Silano Drive - Vehicles - Cease & Desist
3. 2 Bower's Hill Road
4. 47 East Street
5. 95 Good Hill Road – Cease & Desist

I. Municipal Planner

Keith Rosenfeld, Municipal Planner stated that he would have a presentation on the regulations for next meeting.

J. Minutes

- a. May 19, 2020 – Regular Meeting Minutes
- b. June 2, 2020 – Regular Meeting Minutes

MOTION by Commission Secretary Pat Cocchiarella to table the minutes to the next meeting.
Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

K. Invoices - NONE

L. Other Business

1. **Bond Release Request – Z-07-061 & Z-08-040** – Pilot's Mall, LLC – Technology Park – Airport Access Road & Donovan Road.

- a. Correspondence from Jim Galligan, P&Z Engineer

MOTION by Commission Secretary Pat Cocchiarella to table this item to the next meeting.
Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

2. Sign Letter – List of Organization/Departments/Committees.

MOTION by Commission Secretary Pat Cocchiarella to table this item to the next meeting.
Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

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

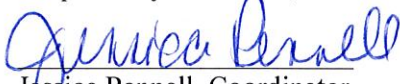
M. Adjournment

MOTION by Commissioner Brett Olbrys to adjourn the meeting at 11:07 PM.
Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

20 AUG 12 PM 4:15
TOWN OF OXFORD, CT
TOWN CLERK
Magda H. West