



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, September 15, 2020
7:30 PM - Online/Remote Meeting

The Planning & Zoning Commission met remotely on **Tuesday, September 15, 2020, at 7:30 PM.**

Members of the public were invited to join the meeting using one of the following options:

Option #1: Join with Google Meet

Meeting ID:

meet.google.com/pnj-mnjf-jgb

Option #2: Join by Phone

Phone Numbers:

(US)+1 347-754-4546

PIN: 259 938 173#

I. CALL TO ORDER

Vice-Chairman John Kerwin called the meeting to order at 7:30 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Joshua Dykstra, John Kerwin, Pete Zbras, Pat Cocchiarella, Dan Wall, Brett Olbrys, and Jesse Schremmer.

Also Present: Steve Macary, ZEO, and Jessica Pennell, P&Z Coordinator.

Not Present: Dave Sauter, and Mary LoPresti.

IV. SEATING OF ALTERNATES

Vice-Chairman John Kerwin seated Alternate Joshua Dykstra.

V. PUBLIC HEARINGS

A. Recessed Public Hearings – NONE

B. New Public Hearing:

1. Z-20-327 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.
Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT (2-Lot Re-subdivision)
(Request for waiver of dedication of Open Space) (Request for Waiver of fee in lieu of Open Space)

Commission Secretary Pat Cocchiarella read the Legal Notice.

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

- a. Letter from the OCCIWA dated 8/28/20 regarding open space.
- b. Letter from OCCIWA dated 8/28/20 regarding fees in lieu of open space.
- c. Revised letter from James H. Galligan, P&Z Engineer dated 3/19/20 (received 8/12/20).
- d. Letter from James H. Galligan, P&Z Engineer dated 8/31/20.
- e. Letter from Matthew Mihaly dated 9/9/20 (Requests for waivers).

Matthew Mihaly, applicant, was present to answer questions regarding this application. He referred to the maps that he submitted with the application and the letter from P&Z Engineer, Jim Galligan.

Commissioner Brett Olbrys noted that he drove by the property and questioned if only the house is listed for sale at this time.

Mr. Mihaly stated that just the house is listed.

Commissioner Pete Zbras questioned why Mr. Mihaly is requesting that the Commission waive the fee in lieu of open space.

Mr. Mihaly stated that requesting the waiver is allowed by the Zoning Regulations.

Commissioner Brett Olbrys asked Mr. Mihaly to cite precedence regarding the Commission waiving the fee in lieu of open space.

Mr. Mihaly did not cite any other instances when the fee was waived.

Norman Plankey, 69 Old Litchfield Turnpike questioned if the lot would only be residential.

Mr. Mihaly stated that he is only asking for a re-subdivision; he is not asking for a zone change.

Commissioners discussed waiving the fee in lieu of open space. They also discussed whether to close the public hearing.

MOTION BY Commissioner Dan Wall to close the public hearing.

Second by Commission Secretary Pat Cocchiarella.

All Ayes.

Motion passed unanimously.

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda – NONE

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

C. Correspondence

Commission Secretary Pat Cocchiarella noted the following correspondence for the record, and stated that it is on file in the Planning & Zoning Department.

a. Town of Monroe – Adjacent Municipality Referral Notice

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

E. Old Business – Other Matters

1. Bond Release Request – Haynes Construction Company – Meadowbrook Estates

a. Letter from Jim Galligan, P&Z Engineer dated 9/10/20.

2. Bond Release Request – Oxford Supply, LLC – Subdivision/Performance Bond

a. Letter from Jim Galligan, P&Z Engineer dated 9/10/20.

MOTION BY Commission Secretary Pat Cocchiarella to make a favorable recommendation to the Board of Selectmen to release Bond # 104953452 in the amount of \$950,000, as requested.

Second by Commission Secretary Pat Cocchiarella.

All Ayes.

Motion passed unanimously.

F. New Business – Schedule a Public Hearing

G. New Business

H. Zoning Enforcement

Steve Macary, ZEO gave a brief report of items regarding zoning enforcement. He discussed recent problems with sheds placed within the setbacks. He explained that the problem has arisen because sheds that are 200 square feet or less do not need a building permit. He stated that most people putting up sheds do not realize that they still have to get approvals from Inland/Wetlands, P.D.D.H., and zoning. He noted that he and the IWEO are currently working on this.

Steve Macary, ZEO stated that there is a subdivision on Moose Hill Road that has expired. He explained that the owner would like their bond back but some of the deeds regarding the road, easements, utilities, etc., have already been filed on the land records.

Vice-Chairman John Kerwin stated that once the Commission receives a formal request to abandon the subdivision and release the bond, it can be forwarded to Town Counsel, Kevin Condon.

Commissioner Brett Olbrys asked about an item brought up at a previous meeting regarding some issues that also involved the Animal Control Officer.

Steve Macary, ZEO stated that he and representatives of other agencies are still working with the homeowner to resolve any issues.

I. Zoning Regulations Subcommittee

J. Minutes

A brief discussion ensued regarding the 9/1/20 minutes. It was noted that the entire meeting was not recorded.

Vice-Chairman John Kerwin also stated for the record that he noticed when the meeting began recording, and accordingly gave a brief summary of what had happened before the recording started.

Jessica Pennell asked the Commission to confirm that the final action of the Commission included one negative vote for the denial of New Haven Rowing Club.

I. MOTION BY Commission Secretary Pat Cocchiarella to approve the 7/7/20 - Regular Meeting Minutes as presented.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

2. 9/1/20 - Regular Meeting Minutes

K. Invoices

1. MOTION BY Commission Secretary Pat Cocchiarella to approve payment of Nafis & Young Invoice #142-20 for a review and report on 312 Chestnut Tree Hill Road.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

L. Other Business

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

M. Adjournment


MOTION BY Vice-Chairman John Kerwin to adjourn the meeting at 8:13 PM.

Second by Commissioner Brett Olbrys.

All Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

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