



TOWN OF OXFORD
S.B. Church Memorial Town Hall
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Planning & Zoning Commission

PUBLIC HEARING MINUTES

Tuesday, May 1, 2018

7:05 PM

Main Meeting Room

S.B. Church Memorial Town Hall

The Planning & Zoning Commission is holding a Public Hearing on the following application:

Z-18-171 [IND] – 317 Riggs Street (Map: 25 Block: 18 Lot: 4-2)

Owner: Belmar Farms, LLC, Shelton, CT

Applicant: 589 Investments, LLC, P.O. Box 506, Oxford, CT

Application: Earth Excavation of ± 22,355 cubic yards of material/SE per Article 14.3.13.

CALL TO ORDER

Chairman Jeff Luff opened the Public Hearing at 7:14 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Present: Pete Zbras, Arnie Jensen, Jeff Luff, Pat Cocchiarella, and Tanya Carver.

Also Present: Jessica Pennell and Steven S. Macary, ZEO.

Not Present: John Kerwin, Bob Costigan, Harold Cosgrove, and Dan Wall.

CHAIRMAN OUTLINES THE INTENT OF THE HEARING

Chairman Jeff Luff outlined the intent of the Public Hearing and the Public Hearing procedures.

COMMISSION SECRETARY READS THE CALL OF THE MEETING

Commission Secretary Pat Cocchiarella read the legal notice.

CONFLICTS OF INTEREST

Chairman Jeff Luff called for any conflicts of interest from the applicant or the Commissioners.

There were no conflicts of interest.

CORRESPONDENCE

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

- A. Letter dated 4/30/18 from Jim Galligan, P&Z Engineer.
- B. Letter dated 5/1/18 from Siyuan Cao of Civil 1.
- C. Letter dated 5/1/18 from Jim Galligan, P&Z Engineer.
- D. Letter dated 4/2/18 from BBI, Enterprises, LLC
- E. Letter received 4/30/18 from Timothy and Hildegard Lynch.

PRESENTATION BY THE APPLICANT/REPRESENTATIVES

Siyuan Cao, Civil 1, engineer for the applicant, submitted the certified mailings and photo of the sign posted on the property. He then presented the the plan to the Commission. He noted that the applicant is requesting the approval of the excavation in order prepare the site for an industrial building.

Mark Oczkowski, 589 Investments, LLC, stated that they are grading the lot to be level with the surrounding lots.

COMMENTS & QUESTIONS FROM THE COMMISSION AND/OR STAFF

Commissioners questioned the route trucks would take and the timeframe of the project.

Mark Oczkowski stated that the trucks would go towards Prokop Road, Woodruff Hill and to the airport, where fill is currently needed. He also stated that the project would be done within 30-45 days.

Commissioners questions the hours of operation.

Mark Oczkowski stated that the hours would be from 7:30 to 3:30 PM.

COMMENTS & QUESTIONS FROM THE PUBLIC

Timothy Lynch, 165 Jack's Hill Road also questioned the hours and the truck route. He stated that his questions have been answered.

ADDITIONAL COMMENTS FROM THE COMMISSION MEMBERS AND/OR STAFF

RECESS/CLOSE

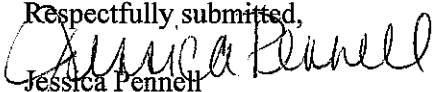
MOTION BY Vice Chairman Arnie Jensen to close the Public Hearing at 7:36 PM.

Second by Commission Secretary Pat Cocchiarella.

All (5) Ayes.

Motion passed 5-0.

Respectfully submitted,



Jessica Pennell

Administrative Assistant

Planning & Zoning Commission

18 MAY - 7 PM 3:43
TOWN OF UXTORD, CT
TOWN CLERK
Pat Cocchiarella