



**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, December 1, 2020
7:30 PM - Online/Virtual Meeting

The Planning & Zoning Commission met remotely on **Tuesday, December 1, 2020, at 7:30 PM.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/84351520829?pwd=MnluVXZlQUZpVFRvNzE2dnBxK09lQT09>

Meeting ID: 843 5152 0829

Passcode: 275305

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

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

Not Present: Mary LoPresti.

IV. SEATING OF ALTERNATES

No alternates were seated.

V. PUBLIC HEARINGS

A. Recessed Public Hearings – NONE

B. New Public Hearings- NONE

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 read the following correspondence into the record:

- a. Letter dated 11/16/20 from Jesse Judson, L.S. to Steve Macary, ZEO
Re: Lot #5 Riverview Subdivision, Riverview Road

Commissioners discussed this briefly and requested more information regarding the original plans, and the most recent litigation.

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

1. **Z-20-350 [IND] – 21-23 Nichols Road – Owner & Applicant: TPB Contractors, LLC – c/o Attorney Dominick Thomas, 315 Main Street, Derby CT 06418**
(Modification of a Special Exception) (Site Plan)

Chairman Dave Sauter explained that the Commission has previously deliberated on this application. He stated that he and Vice-Chairman John Kerwin were working on a resolution that would include the conditions discussed at the previous meeting. He noted that the draft resolution has been sent to Attorney Peter Olson for review.

Vice-Chairman John Kerwin noted that the Commission has until December 24, 2020 to take action on this application. He explained that Attorney Olson drafted a motion of approval that outlined some of the issues and made some findings on the Commission's behalf. He stated that the applicant had engaged in rock crushing prior to submitting an application. He explained that they would like the applicant's consent to authorize inspections to ensure that compliance is maintained. He stated that he believes that it is permissible for the Commission to add conditions to assure compliance with the application, regulations, and approval. He noted that he would like to get an agreement on the record and make the granting of the Special Exception conditioned on the defendant providing consent for an inspection to make sure that the is complying with the conditions.

Commissioner Brett Olbrys questioned if the building is the proper size to hold the rock crusher, and if the rock crusher does not fit into the building, would the building have to be modified.

Vice-Chairman John Kerwin stated that if the machine does not fit in the building, it would not be able to operate.

Commission Secretary Pat Cocchiarella brought up some of the standard conditions of approval, and stated that some of them don't apply to this application and could be eliminated.

Commissioner Dan Wall stated that he hasn't seen the document that the Commissioners are referring to, but stated that he still believes the application should be approved based on the discussion at the 10/20 meeting.

Chairman Dave Sauter suggested a motion to table this item and send it back to Peter Olson for final review.

MOTION BY Commission Secretary Pat Cocchiarella to table this application.

Second by Vice-Chairman John Kerwin.

All Ayes.

Motion passed unanimously.

E. Old Business – Other Matters

1. Authorize the Chairman and Secretary to sign the Mylar for the following approved re-subdivision:

Z-20-327 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.
Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT
(Re-subdivision of Lot #2)

MOTION BY Commission Secretary Pat Cocchiarella to authorize the Chairman and Commission Secretary to review and sign the mylar for Z-20-327.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

F. New Business – Schedule a Public Hearing

G. New Business

H. Zoning Enforcement

Commissioner Brett Olbrys questioned the process for filing a zoning complaint.

A brief discussion ensued regarding the process, the paperwork involved, anonymous complaints, and the availability of the complaint form on the website.

It was noted that that zoning complaint form is accessible on the website.

Chairman Dave Sauter stated that this is something that can be discussed in greater detail at another time.

I. Minutes

1. 10/20/20 - Regular Meeting Minutes

MOTION BY Commission Secretary Pat Cocchiarella to table the 10/20/20 meeting minutes.

Second by Vice-Chairman John Kerwin.

All Ayes.

Motion passed unanimously.

J. Invoices

K. Other Business

- a. Approve 2021 Regular Meeting Schedule.

Commissioners agreed to keep the current day and time for their regular meetings.
A final 2021 schedule will be presented and approved at the 12/15/20 meeting.

- b. Any other business the Commission deems necessary for discussion.

Commissioner Pete Zbras brought up concerns regarding food trucks that could possibly be taking way from local business owners and restaurants. He stated that he would like to not allow any more during the pandemic. Commissioners discussed briefly the food trucks, and the process of approval.

Commissioners stated that it is something to consider, and that some research of the process would be helpful.

L. Adjournment

MOTION BY Commissioner Pete Zbras to adjourn the meeting at 8:24 PM.

Second by Commission Secretary Pat Cocchiarella.

All Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

21 JAN -5 AM 9:54
TOWN OF FAIRFIELD, CT
OFFICE OF THE CLERK
JESSICA PENNELL