



**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 15, 2021
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting was accessible online with the following information:

Zoom Meeting:

<https://us02web.zoom.us/j/83668257507?pwd=WFVFNEV2QyswcG8xS0VnNEQwRlZDZz09>

Join by Phone: +1 646 558 8656

Meeting ID: 836 6825 7507

Passcode: 584984

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Also Present: Steve Macary, ZEO, Jessica Pennell, Coordinator, and Kevin McSherry, Land Use Counsel.

Not Present: Jesse Schremmer.

IV. SEATING OF ALTERNATES

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

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

MOTION BY Commission Secretary Pat Cocchiarella to amend the agenda to add correspondence received on 5/15/21 via email regarding Halcyon Hill Farm, as Item (a) under Correspondence.

Second by Commissioner Brett Olbrys.

All Ayes.

Motion passed unanimously.

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

C. Correspondence

D. Old Business – Matters on which a Public Hearing was held – NONE

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing – NONE

G. New Business

1. Z-21-092 [VCMUD] – 220-2C Main Street “Quarry Walk” – Owner: Oxford Towne Center, LLC, 220-2F Main Street, “Quarry Walk” – **Applicant:** Hartford Healthcare Corporation, 129 Patricia M. Lenova Drive, Newington, CT 06111 (*Use Permit/Tenant Fit-out/Sign*)

MOTION BY by Commission Secretary Pat Cocchiarella to approve application Z-21-092 with the following conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or the public hearings regarding this application.
2. Compliance with the Statement of Use dated 5/26/2021.
3. Compliance with the Oxford Zoning Regulations as of this date.
4. Per Article 3, Section 3.19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.

Reason for approval is that it meets Oxford Zoning Regulations in effect as of this date.

Second by Commissioner Brett Olbrys.

All Ayes.

Motion passed unanimously.

H. Zoning Enforcement

1. Discussion of events/use at Halcyon Hill Farm – 81 Newgate Road

Chairman Dave Sauter gave a brief overview of the situation regarding the complaint received regarding 81 Newgate Road.

Marc Deslauries, owner of 81 Newgate Road is present to discuss this complaint with the Commission.

Commissioners and Attorney McSherry discussed whether it was appropriate for the owners of 81 Newgate Road to address the Commission, and answer questions from the Commission.

The Commission and the owners of 81 Newgate Road discussed the events and activities that have taken place on their property, as well as possible upcoming events.

Commissioners and the ZEO discussed how to handle the current situation; Mr. Deslauries will meet with Steve Macary, ZEO tomorrow morning to discuss how to proceed.

I. Minutes

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve 5/4/2021 – Regular Meeting Minutes as presented. **Second by Commissioner Pete Zbras.**
All Ayes.
 Motion passed unanimously.
2. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 5/18/2021 – Regular Meeting Minutes as presented. **Second by Commissioner Brett Olbrys.**
All Ayes.
 Motion passed unanimously.

J. Invoices

K. Other Business

- a. Any other business the Commission deems necessary for discussion.
- b. Updates from Land Use Counsel, Kevin McSherry.

Attorney McSherry gave brief updates on Moose Hill Estates, Riverview, and Timberlake.

- c. Planning & Zoning Policies & Procedures Review.

Commissioners and Attorney McSherry discussed briefly some of the possible clarifications, amendments, and overall updates to the Policies and Procedures.

Commission Secretary Pat Cocchiarella stated that with the passing of SB 1201, the legalization of marijuana in Connecticut, the Commission should consider drafting a regulation that addresses marijuana sales/dispensaries.

L. Adjournment

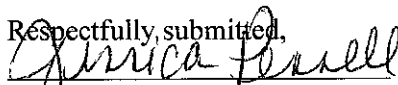
MOTION BY Commissioner Pete Zbras to adjourn the meeting at 8:52 PM.

Second by Alternate Joshua Dykstra.

All Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
 Planning & Zoning Commission

21 JUN 30 PM 14:10
 TOWN OF OXFORD, CT
 TOWN CLERK
