



**TOWN OF OXFORD  
PLANNING & ZONING COMMISSION**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission  
Regular Meeting Minutes  
Tuesday, July 20, 2021  
7:30 PM – Main Meeting Room  
S.B. Church Memorial Town Hall**

The meeting was accessible online by using the following information:

**Zoom Meeting:** <https://zoom.us/j/96500586318?pwd=VkZlU0U2eDFZNy9WLzljMGRZaDFUZz09>

**Meeting ID:** 965 0058 6318

**Passcode:** 588851

**Join by Phone:** +1 929 205 6099

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**I. CALL TO ORDER**

Vice-Chairman John Kerwin called the meeting to order at 7:37 PM.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Present:** Joshua Dykstra, Pete Zbras, John Kerwin, and Pat Cocchiarella.  
Dan Wall, Brett Olbrys, and Kevin McSherry attended the meeting remotely.

**Also Present:** Steve Macary, ZEO and Jessica Pennell, Coordinator.

**Not Present:** Dave Sauter, and Jesse Schremmer.

**IV. SEATING OF ALTERNATES**

Vice-Chairman John Kerwin seated Alternate Joshua Dykstra.

**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)**

**Anthony Pevorniak, 14 Sioux Drive** questioned the Commission about regulations regarding setbacks.

**Vice-Chairman John Kerwin** stated that there are setbacks in Oxford. He also explained to Mr. Pevorniak that this portion of the meeting is to address the Commission, not to engage in a dialogue with the Commission.

**Mr. Pevorniak** explained that he has spoken to Steve regarding various complaints about his neighbor on Sioux Drive, and that his complaints have not been addressed. He stated that he is before the Commission to ask them to address those complaints.

**Vice-Chairman John Kerwin** reiterated that this is the portion of the meeting where the audience can address the Commission, but it is inappropriate to have discussion with the Commission regarding complaints about his neighbor.

**Mr. Pevorniak** expressed his concerns regarding the way that complaints have been handled up to this point regarding his neighbor. He noted several complaints that he has about his neighbor.

**Vice-Chairman John Kerwin** stated that Mr. Pevorniak needs to make a formal complaint in writing and submit it to the ZEO. He explained that some of his complaints are not under the jurisdiction of the Commission, but the other items of concern could be investigated with the submission of a formal written complaint to Steve Macary, ZEO.

**C. Correspondence**

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

- a. Letter dated 7/6/21 from the Board of Fire Chiefs to Planning & Zoning  
Re: Quarry Walk – Parking

**Vice-Chairman John Kerwin** stated that this item will not be discussed tonight; it will be discussed at the next meeting.

**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**

**H. Zoning Enforcement**

- 1. Sioux Drive

**Steve Macary, ZEO** briefly discussed the complaints that were brought up by Mr. Pevorniak under Audience of Citizens, and other possible violations on Sioux Drive.

**I. Minutes**

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 7/6/2021 Regular Meeting Minutes as presented.  
**Second by Commissioner Pete Zbras.**  
**All Ayes.**  
Motion passed unanimously.

**J. Invoices**

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the Arrow Printers – Invoice #2978.  
**Second by Commissioner Pete Zbras.**  
**All Ayes.**  
Motion passed unanimously.

**K. Other Business**

- a. Any other business the Commission deems necessary for discussion - None
- b. Updates from Land Use Counsel, Kevin McSherry

**Attorney McSherry** informed the Commission that there was a hearing today on the appeal by the Werdens for TPB Contractors. He gave a brief update on regarding the outcome of the hearing.

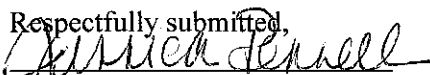
- c. Planning & Zoning Policies & Procedures Review


There was no discussion or action on this item.

**L. Adjournment**

**MOTION BY Commission Secretary Pat Cocchiarella** adjourn the meeting at 7:51 PM.  
**Second by Commissioner Pete Zbras.**  
**All Ayes.**  
Motion passed unanimously.

Respectfully submitted,

  
Jessica Pennell, Coordinator  
Planning & Zoning Commission

21 AUG 26 AM 9:31  
TOWN OF OXFORD, CT  
  
TOWN CLERK