



**TOWN OF OXFORD
PLANNING & ZONING COMMISSION**

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Regular Meeting Minutes

Tuesday, September 17, 2019
7:30 P.M Main Meeting Room
S.B. Church St. Memorial Town Hall

CALL TO ORDER

Chairman Jeff Luff called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Joshua Dykstra, John Kerwin, Pete Zbras, Pat Cocchiarella, Jeff Luff and Tanya Carver.

Not Present: Dan Wall, Dave Sauter, and Alan Goldstone.

Also Present: Steve Macary, ZEO, Jessica Pennell and Keith Rosenfeld, Municipal Planner.

SEATING OF ALTERNATES

Chairman Jeff Luff seated Alternate Commissioner Joshua Dykstra for Commissioner Dan Wall.

I. PUBLIC HEARINGS

Chairman Jeff Luff opened the Public Hearing on the following application:

Z-19-283 [IND] – 6 Pheasant Run Road – Owner & Applicant: Jerry Attanasio & Robert Dibble
(Special Exception – Use Permit – Indoor Training Facility)

Chairman Jeff Luff outlined the Public Hearing Procedures.

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

There were no conflicts for any Commissioners.

Chairman Jeff Luff called for any conflicts from the applicants.

The Applicants stated that they had no conflicts of interest.

Commission Secretary Pat Cocchiarella read the Call of the Meeting/Legal Notice.

Chairman Jeff Luff requested that the applicants submit their proof of mailing to the abutting property owners as well as a photo of the sign posted on the property prior to this hearing.

The applicants submitted the required documentation.

Applicants, Jerry Attanasio of 186 Jug Hill Road, Middlebury and **Rob Dibble** of 31 Cambridge Court began their presentation.

Jerry Attanasio stated that they would like to establish a baseball/softball training facility in Oxford. He noted that they believe that there is a need for this type of facility in the area, and it will serve Oxford and the surrounding towns. He explained that they want to provide a place for athletes to call their “home”, a place where they can train and work on improving their abilities.

Rob Dibble explained that they are proposing approximately 6,000 square foot indoor turf facility with six (6) batting cages surrounded by safety netting. He noted that the netting will be retractable, and therefore they can also provide thirty-yards of unencumbered turf for fielding and agility exercises. He explained that, along with baseball and softball training, the facility would also be able to accommodate space for football, soccer, lacrosse, etc.

Chairman Jeff Luff invited members of the public to speak.

There were no comments from the public.

Chairman Jeff Luff invited the Commission members if they had any questions for the applicants.

Commission Secretary Pat Cocchiarella requested a copy of the site plan.

Chairman Jeff Luff stated that he requested that Keith Rosenfeld, Municipal Planner, review this application. He stated that his concern, working with a similar facility, and one of the problems that they encountered was with the Fire Marshal regarding regulations for a sprinkler system.

Jerry Attanasio replied that the reason that the building is at 5,900 square feet is that at 12,000 square feet, a sprinkler system is required.

Chairman Jeff Luff noted that the other problem that he encountered at the facility he worked with, was the parking. He explained that the parking for this plan is limited; he questioned if they could expand the parking area.

Jerry Attanasio replied that the building would be used after school and at night. He stated that if you take into account the parking is going to be around the whole building, there will be ample parking. He also noted that kids would be dropped off and picked up.

Chairman Jeff Luff stated that there is certain criteria that the Commission has to apply, and they make recommendations based on those criteria.

Commissioner Pete Zbras questioned how many kids would be in the facility at one time.

Jerry Attanasio replied that it is hard to say, they will be able to accommodate entire teams, possibly twelve (12) to fifteen (15) at a time.

Opened Public Hearing: September 17, 2019 - Close Public Hearing: October 21, 2019

Commissioner Pete Zbras questioned if other individuals would be able to use the facility when the teams are there.

Rob Dibble replied that they would be able to accommodate the teams as well as other individuals that have booked time at the facility.

Commissioner John Kerwin raised concerns about the parking and referred to the zoning regulations. He stated that for a recreational facility of 6,000 square feet, it is one (1) parking space per 300 feet.

Keith Rosenfeld, Municipal Planner stated that is the number that he found looking throughout communities.

Commissioner John Kerwin stated that would be twenty (20) spaces. He stated that the building is 12,000 square feet, but the applicants are only using half of that. He stated that there are twenty-two (22) spaces on the site plan, and the planner is recommending thirty (30) parking spaces for the entire building. He stated that this is a special exception; therefore, they have a lot of latitude in the amount of parking spaces that would require for approval. He asked the applicants if there is any way that they can add more parking.

Jerry Attanasio stated that they would have to speak to the owner, Ed Godin to see if they can add more parking.

Commissioner John Kerwin noted that the parking is a safety issue, and mentioned that the use may change in the future which may affect the parking.

Jerry Attanasio stated that there really isn't going to be that many people coming in and out, there will not be a point where they will have 30 cars in the parking lot. He noted that the owner has three of the five bays rented out, and are being used for storage.

Rob Dibble explained that they have permission from the owner to park in the back of the building.

Chairman Jeff Luff stated that he would like to have a revised plan showing the added parking in the back of the building.

MOTION BY Commission Secretary Pat Cocchiarella to recess the Public Hearing to Tuesday, October 1, 2019 at 7:30 PM in the Main Meeting Room of the S.B. Church Memorial Town Hall, 486 Oxford Road, Oxford, Connecticut.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

A. CONTINUED PUBLIC HEARINGS

Z-19-283 [IND] – 6 Pheasant Run Road – Owner & Applicant: Jerry Attanasio & Robert Dibble
(Special Exception – Use Permit - Indoor Training Facility)

B. NEW PUBLIC HEARINGS

II. REGULAR MEETING BUSINESS

A. AMENDMENTS TO THE AGENDA

B. AUDIENCE OF CITIZENS

C. CORRESPONDENCE

D. OLD BUSINESS – MATTERS ON WHICH A PUBLIC HEARING WAS HELD

E. OLD BUSINESS – OTHER MATTERS

1. Bond Release Request for 66 Hawley Road – RBC Bearings – No action taken.
(Referred to P&Z Engineer, Jim Galligan for review).
2. **Z-19-279 [RESA] – 67 Chestnut Tree Hill Road Ext. – Owner: Dan & Nancy Barbris - Applicant: Barry Mucci** (Site Plan - Driveway)
(Referred to Kevin Condon, Town Counsel for review)

Commissioners discussed this item briefly. Keith Rosenfeld, Municipal Planner was asked to prepare a resolution to approve this application.

Commissioner John Kerwin requested that the letter from Town Counsel, Kevin Condon be referenced in the resolution.

Commissioner Tanya Carver stated that she drove by the property and understands why the owners would like the driveway moved. She suggested that the resolution include a stipulation that the current driveway be closed permanently.

Chairman Jeff Luff agreed and requested that the abandonment of the current driveway be included in the resolution. He stated that he understands that it is currently being used for the construction of the new home, but would like to put a timeframe on how much longer the original driveway can be used.

<i>Application Accepted: August 6, 2019; Deadline for Commission Action: October 9, 2019.</i>

F. NEW BUSINESS – SCHEDULE PUBLIC HEARING

G. NEW BUSINESS – OTHER

2. **Z-19-300 [IND] – 116 Willenbrock Road – Owner & Applicant: Mike Brown, SR1 Properties,**
(Use Permit - Manufacturing)

MOTION BY Commission Secretary Pat Cocchiarella to approve Z-19-300 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 September 3, 2019.
3. The applicant must comply with the Town of Oxford Permit Procedures and obtain all required signatures from all necessary Town Departments.
4. Compliance with the Oxford Zoning Regulations as of this date.

5. 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 Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

H. ZONING ENFORCEMENT

I. MINUTES

1. 9/3/19 Meeting Minutes – No action taken.

J. INVOICES

1. **MOTION BY Commission Secretary Pat Cocchiarella** to forward the Arrow Printers – Invoice #1627 to the Finance Department for payment.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

K. OTHER BUSINESS

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

Commissioner Tanya Carver left the meeting at 8:15 PM.

L. ADJOURNMENT

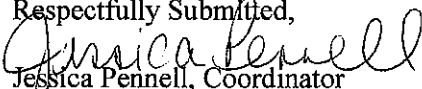
MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 8:20 PM.


Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

Respectfully Submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

19 SEP 30 PM 3:32
TOWN OF OXFORD, CT

TOWN CLERK