



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 2, 2020
7:30 PM - Online/Remote Meeting

The Planning & Zoning Commission will meet remotely on Tuesday, June 2, 2020, at 7:30 PM.

Meeting ID:
meet.google.com/vpo-yytz-ugy

Join by Phone:
Phone Number
(US)+1 318-414-0642
PIN: 251 773 788#

I. CALL TO ORDER

Chairman Dave Sauter called the meeting to order at 7:32 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Mary LoPresti, Joshua Dykstra, Dave Sauter, Pete Zbras, John Kerwin, Pat Cocchiarella, and Dan Wall. Brett Olbrys joined the meeting at 8:10 PM.

Also Present: Steve Macary, ZEO, Keith Rosenfeld, Municipal Planner, and Jessica Pennell, P&Z Coordinator.

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:

The following Public Hearing recessed to Tuesday, June 16, 2020 at 7:30 PM.

1. **Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Haven Rowing Club**

Owner: New Haven Rowing Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC
(Special Exception, Article 5, Section 5.3.1 - Non-Commercial Recreational Use)

The following Public Hearing recessed to Tuesday, June 2, 2020 at 7:30 PM.

Chairman Dave Sauter explained that this public hearing would not be moving forward tonight due to a timing issue with the signage posted on the property per the public hearing requirements.

2. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner:** Estate of Serge Mihaly, Sr.
Applicant: Matthey Mihaly, 111 Booth Hill Road, Trumbull, CT
(Re-subdivision of Lot #2)

- a. Letter dated May 21, 2020, from Conservation Commission/Inland Wetlands Agency
- b. Letter dated May 21, 2020, from Conservation Commission/Inland Wetlands Agency

MOTION BY Commission Secretary Pat Cocchiarella to table this public hearing to Tuesday, June 16, 2020.

Second by Vice-Chairman John Kerwin.

All Ayes.

Motion passed unanimously.

The following Public Hearing recessed to Tuesday, June 2, 2020 at 7:30 PM.

3. **Z-20-035A [COMM] - 248 Oxford Road - Owner:** T & J Realty, 3333 Main Street, Stratford - Applicant: The Boar's Nest/Ox Axe Co., LLC
(Special Exception - Article 7, Section 7.3.16 - Sale of Alcoholic Beverages)

Attorney Karen Fisher was present representing the applicant. She and the Commission discussed the two outstanding items previously discussed by the Commission. She noted that she submitted photos of the patio area, an email chain with Sergeant Boroski regarding safety issue, and the revised application and handbook with member rules.

Commissioners asked questions for clarification regarding some aspects of the application.

Attorney Fisher answered the Commission's questions.

No members of the public had any comments regarding this application.

MOTION BY Commission Secretary Pat Cocchiarella to close the public hearing.

Second by Vice-Chairman John Kerwin.

All Ayes.

Motion passed unanimously.

B. New Public Hearings:

1. **Z-20-033 [IND] - Lot 1R Pheasant Run Road - Owner & Applicant:** 589 Investments, LLC, P.O. Box 506, Oxford, CT (Excavation - 13, 320 cubic yards of material)

Chairman Dave Sauter went over the Public Hearing Procedures, and read the Legal Notice for the Public Hearing.

Chairman Dave Sauter called for any conflicts of interest from the Commission.

Chairman Dave Sauter called for any conflicts of interest from the applicant.

There were no conflicts of interest from the Commission or the applicant.

Siuyan Cao, Civil 1, engineer representing the applicant was present. He outlined the application for the Commission. He stated that the earthwork is required in order to prepare the site for future development. He noted that the existing site is approximately 10 feet lower than the road, therefore they have to import over 13,000 cubic yards of material onto the site. He noted that the application is consistent with the conceptual plan that was approved in 2017, and submitted a transportation route. He noted that truck traffic will be restricted to 8 am to 5 pm, Monday through Friday. He also noted that they anticipate the filling operation to be completed within two months.

Vice-Chairman John Kerwin read letters dated 4/23/20 and 5/1/20 submitted by Jim Galligan, P&Z Engineer.

MOTION BY Commission Secretary Pat Cocchiarella to close the Public Hearing.

Second by Vice-Chairman John Kerwin.

All (7) Ayes.

Motion passed unanimously.

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

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

C. Correspondence

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

1. **Z-20-031 IND] - 10 Fox Hollow Road, aka Lot 5 Fox Hollow Road - Owner: York Machinery South Inc., 160 Warren Avenue, Westbrook, ME - Applicant: Chadwick-Baross, Inc., 10 Fox Hollow Road** (Special Exception/Public Hearing Waiver Request) (Change of Use)

(Referred to Town Counsel – Review/Recommendation regarding a Road Damage Bond)

Chairman Dave Sauter informed the Commission that he had spoken to Kevin Condon, Town Counsel regarding the road damage bond. He explained that Attorney Condon advised against making the company post a road damage bond.

Vice-Chairman John Kerwin asked to have Attorney Condon's opinion in writing for the record.

Discussion ensued between Commissioners and staff regarding the differences between the types of applications or uses that usually include posting a bond as a condition of approval, as opposed to those uses that do not usually require a bond.

MOTION BY Commission Secretary Pat Cocchiarella to table this to the next regular meeting.

Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed unanimously.

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing – NONE

G. New Business

H. Zoning Enforcement

Steve Macary, ZEO went over the following items:

1. 317 Riggs Street - Vehicles - Cease & Desist
2. 27 Silano Drive - Vehicles - Cease & Desist
3. 2 Bower's Hill Road
4. 47 East Street
5. 95 Good Hill Road – Cease & Desist

I. Municipal Planner

Keith Rosenfeld, Municipal Planner updated the Commission on the POCD

J. Minutes

- a. May 19, 2020 – Regular Meeting Minutes (Tabled)

K. Invoices - NONE

L. Other Business

1. Bond Release Request – Z-07-061 & Z-08-040 – Pilot's Mall, LLC – Technology Park – Airport Access Road & Donovan Road

(Awaiting Response from Town Counsel and Jim Galligan, P&Z Engineer)

2. Sign Letter – List of Organization/Departments/Committees
3. Any other business the Commission deems necessary for discussion.

M. Adjournment

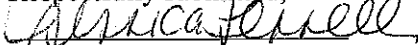
MOTION BY Vice-Chairman John Kerwin to adjourn the meeting at 9:13 PM.

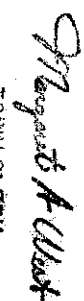
Second by Commissioner Pete Zbras

All (7) Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 FEB 10 PM 3:29
TOWN OF OXFORD, CT

TOWN CLERK