



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, November 17, 2020
7:30 PM - Online/Virtual Meeting

The Planning & Zoning Commission met remotely on **Tuesday, November 17, 2020, at 7:30 PM.**

Members of the public and applicants were access the meeting remotely using the following information:

Zoom Meeting Link: <https://us02web.zoom.us/j/85307393874>

I. CALL TO ORDER

Chairman Dave Sauter called the meeting to order at 7:33 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Also Present: Steve Macary, ZEO, and Jessica Pennell, Coordinao.

IV. SEATING OF ALTERNATES

No alternates were seated.

Chairman Dave Sauter stated that he watched all the videos and read all the documentation for the last meeting.

Vice-Chairman John Kerwin also stated that he was not present at the last meeting and he listened to the recording of the meeting and reviewed all the materials.

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

Commission Secretary Pat Cocchiarella stated that there are no amendments to the agenda.

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

There were no comments made under Audience of Citizens.

C. Correspondence

There was no correspondence.

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

A detailed transcript of this portion of the meeting attached (**Attachment A**).

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)

Exhibits submitted by Attorney Dominick Thomas on behalf of the applicant:

1. Postal Form 3877 – Proof of Mailing
2. Photo of sign posted on the property for Public Hearing.
3. Notice to Property Owner within 250' of 21-23 Nichols Road
4. Notice to Property Owner within 250' of 21-23 Nichols Road
5. Notice to Property Owner within 250' of 21-23 Nichols Road
6. Notice to Property Owner within 250' of 21-23 Nichols Road
7. Notice to Property Owner within 250' of 21-23 Nichols Road
8. Town of Oxford GIS Map radius map for 21 Nichols Road
9. Town of Oxford GIS Map radius map for 23 Nichols Road
10. Copy of Application for a Modification of a Special Exception pursuant to **Article 2, Section 2.14 a, Article 9, Section 9.3.2.1, and Article 10, Section 1.07.2(6).**
11. Copy of Statement of Use dated 9/25/20.
12. Copy of Addendum to the Statement of Use
13. Site Plan for 21 Nichols Road
14. Architectural Drawing #1
15. Architectural Drawing #2
16. Judicial Notice #1 – Motion for Order
17. Judicial Notice #2 – Motion for Judgement in Accordance with Stipulation
18. Judicial Notice #3
19. Judicial Notice #4
20. Rock Crusher – Decibel Levels
21. Map showing surrounding properties and their uses.

Correspondence has submitted by the public for consideration during the Public Hearing.

MOTION BY Vice-Chairman John Kerwin to table this application.

Second by Commissioner Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing

G. New Business

There was no new business for the Commission to consider.

H. Zoning Enforcement

Steve Macary, ZEO stated that he has some current violations he is investigating. He also addressed the many signs that are located all over Town.

Steve Macary, ZEO, and Commissioners discussed some larger signs in Town, and the regulations regarding political signs on private property, and public property. He requested direction from the Commission on how to proceed with the larger signs that are causing more complaints.

Commissioners agreed to send their questions regarding the placement of signs on private versus public property to Town Counsel for review.

I. Minutes

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 10/20/20 - Regular Meeting Minutes.
Second by Commissioner Pete Zbra
All (7) Ayes.
Motion passed unanimously.

J. Invoices – NONE

K. Other Business

- a. **Chairman Dave Sauter** noted that he would like to begin focusing again on updating the regulations with the draft that was provided by Keith Rosenfeld.
- b. **Jessica Pennell, Coordinator** explained to the Commission that they approved the 10/20/20 minutes, which were not in the packet, the 10/6/20 minutes were in the packet and not listed correctly on the agenda.

At this time, **Commission Secretary Pat Cocchiarella** withdrew his motion to approve the 10/20/20 minutes.

Commissioner Pete Zbras withdrew his second.

MOTION BY Commission Secretary Pat Cocchiarella to approve the 10/6/20 regular meeting minutes as presented.

Second by Commissioner Pete Zbras.

All (7) Ayes.

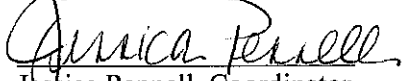
Motion passed unanimously.

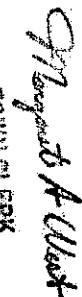
L. Adjournment

MOTION BY Vice-Chairman John Kerwin to adjourn the meeting at 8:27 PM.

Second by Commission Secretary Pat Cocchiarella.
All (7) Ayes.
Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 FEB 10 PM 3:30
TOWN OF OXFORD, CT

TOWN CLERK