



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, August 18, 2020
7:30 PM - Online/Remote Meeting

The Planning & Zoning Commission met remotely on Tuesday, August 18, 2020, at 7:30 PM.

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

Join with Google Meet:

Meeting ID:

meet.google.com/fyb-qeho-hek

Join by Phone:

Phone Numbers: (US) +1 626-346-9641

PIN: 406 968 828#

I. CALL TO ORDER

Vice Chairman John Kerwin called the meeting to order at 7:30 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Also Present: Jessica Pennell, P&Z Coordinator and Steve Macary, ZEO.

Not Present: Dave Sauter, Mary LoPresti, Jesse Schremmer, and Keith Rosenfeld.

IV. SEATING OF ALTERNATES

Vice-Chairman John Kerwin seated Alternate Commissioner Joshua Dykstra.

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

The following Public Hearing recessed to Tuesday, August 4, 2020 at 7:30 PM.

1. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.**
Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT

(Re-subdivision of Lot #2)

- a. Email dated 8/4/2020 from Matthew Mihaly – Application Withdrawn

Commission Secretary Pat Cocchiarella read an email from Matthey Mihaly dated 8/4/2020.

Vice-Chairman John Kerwin stated that Mr. Mihaly is withdrawing this application and will be coming in with a new application.

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)

C. Correspondence – NONE

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

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)
Note: Public Hearing closed on 6/16/20; Extension to September 15, 2020.

Vice-Chairman John Kerwin stated that he spoke with Peter Olson, Land Use Counsel regarding further deliberations on this application. He explained that Attorney Olson suggested that he poll the Commission on whether to have him draft a motion to approve or a motion to deny the application for the next meeting.

Commissioners continued deliberations on this application, mainly focusing on the merger of the lots, the setbacks, and possible adverse impact on the surrounding neighborhood.

Vice-Chairman John Kerwin polled the Commission.

MOTION BY Commission Secretary Pat Cocchiarella to refer this to Peter Olson, Land Use Counsel to draft a motion of denial.

Second by Alternate Commissioner Joshua Dykstra.

All (6) Ayes.

Motion passed unanimously.

E. Old Business – Other Matters

1. Bond Release Request – Haynes Construction Company – Meadowbrook Estates
(Referred to Jim Galligan, P&Z Engineer – Awaiting Report)
2. Bond Release Request – Oxford Supply, LLC – Subdivision/Performance Bond
(Referred to Jim Galligan, P&Z Engineer – Awaiting Report)

F. New Business – Schedule a Public Hearing

1. **Z-20-327 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.**
Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT
(2-Lot Re-subdivision)

The Commission set a Public Hearing for September 15, 2020 on Application Z-20-327.

G. New Business

1. **Z-20-081 [VCMUD] – 320 Center Rock Green – Owner: Oxford Towne Center, LLC**
Applicant: Tracy Tenpenny, “Tea with Tracy”, 22 Winter Street, Ansonia, CT
(Use Permit)

Commissioners discussed this item briefly.

Commission Secretary Pat Cocchiarella suggested that the Commission table this item until they get a sign rendering that meeting the zoning regulations.

Commissioners discussed the sign regulations for the VCMUD.

MOTION BY Commissioner Pete Zbras to table this application.

Second by Commission Secretary Pat Cocchiarella.

All (6) Ayes.

Motion passed unanimously.

H. Zoning Enforcement

Steve Macary, ZEO gave an update on the following zoning enforcement items:

1. 27 Silano Drive – Update
2. 317 Riggs Street – Update

I. Municipal Planner

Keith Rosenfeld, Municipal Planner is not present to give an update.

1. Zoning Regulations Subcommittee Update

J. Minutes

1. May 19, 2020 – Regular Meeting Minutes

MOTION BY Commission Secretary Pat Cocchiarella to approve the 5/19/20 regular meeting minutes as presented.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

2. June 16, 2020 – Regular Meeting Minutes

MOTION BY Commission Secretary Pat Cocchiarella to approve the 6/16/20 regular meeting minutes as presented.

Second by Commissioner Brett Olbrys.

All (6) Ayes.

Motion passed unanimously.

K. Invoices

1. Land Use & Conservation Counsel – Invoice # 1023.18 – TPB Appeal

MOTION BY Commission Secretary Pat Cocchiarella to approve payment of Invoice #1023.18 from Land Use & Conservation Counsel.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

2. Land Use & Conservation Counsel – Invoice # 1023.20 – Timberlake 8-30g Appeal

MOTION BY Commissioner Pete Zbras to approve payment of Invoice #1023.20 from Land Use & Conservation Counsel.

Second by Commissioner Brett Olbrys.

All (6) Ayes.

Motion passed unanimously.

L. Other Business

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

Tom Haynes joined the meeting and requested that the Commission act on the New Business that was tabled earlier.

Commissioners discussed the sign regulations briefly and decided that they could approve the use and make the sign approval contingent upon administrative approval from the Zoning Enforcement Officer.

MOTION BY Commission Secretary Pat Cocchiarella to remove Z-20-081 from the table.

Second by Commissioner Dan Wall.

All (6) Ayes.

Motion passed unanimously.

MOTION BY Commission Secretary Pat Cocchiarella to approve application Z-20-081, with the following standard conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or public hearings regarding this application.
2. Compliance with the Statement of Use dated 6/30/20.
3. The applicant shall obtain and comply with all the necessary permits and/or approvals, and follow the Town of Oxford approved Permit Procedures.
4. Compliance with the Oxford Zoning Regulations as of this date.
5. The applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review the application.

6. The applicant shall present the ZEO with a sign rendering that is satisfactory to the ZEO, and meets the sign requirements of the VCMUD.

Second by Commissioner Brett Olbrys.

All (6) Ayes.

Motion passed unanimously.

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

M. Adjournment

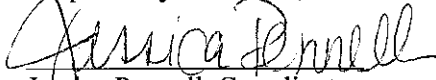
MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 8:20 PM.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

22 FEB 14 PM 3:22
TOWN OF OXFORD, CT
August A. Clark
TOWN CLERK