



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, January 4, 2022
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting is accessible online by using the following information:

Meeting Link:

<https://zoom.us/j/98832273101?pwd=eXBHc25zS2kyL1hicmFkUkF1K0hMdz09>

Meeting ID: 988 3227 3101

Passcode: 290424

Join by Phone: +1 929 205 6099

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present In Person: Pat Cocchiarella, Brett Olbrys, and Jessica Pennell.

Present Remotely: Joshua Dykstra, Pete Zbras, John Kerwin, Dan Wall, and Jesse Schremmer,

Not Present: Kevin McSherry, Land Use Counsel, and Ed Rowland (technical difficulties).

IV. SEATING OF ALTERNATES

Chairman Cocchiarella seated Joshua Dykstra for Commissioner Ed Rowland.

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

The following Public Hearing recessed to Tuesday, January 18, 2022:

1. **Z- 21-133 [COMM] – 60 Oxford Road** – Owner & Applicant: Pitt-Conn Holdings, LLC, 15 Apple Drive, Oxford, CT 06478 – Proposed, “Dunkin Donuts”
(*Special Exception – Article 10, and Article 7 - Section 7.7.3.2- Drive-thru Window*)

B. New Public Hearings – NONE

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

Commission Secretary Olbrys read the following correspondence into the record and noted that it is on file in the Planning & Zoning Department during regular business hours.

- a. Letter from Lisa Foster dated 12/1/2021
Re: Riverview Drive

Commissioners noted that the letter regarding Riverview Drive should be reviewed by Attorney McSherry.

- b. Memorandum from the Board of Selectmen
Re: Appointments and Reappointments

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

1. **Proposed Amendment to the Zoning Regulations** - *Proposed 18-month Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis.*

Commissioners requested that this item be prepared for discussion with possible action for the next regular meeting.

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing - NONE

G. New Business – Other

1. Show cause hearing – 36-40 Hunter’s Mountain Road – Recessed on 11/6/2021

H. Zoning Enforcement

I. Minutes

1. 11/16/2021 Regular Meeting Minutes (No action)

J. Invoices

- a. Nafis & Young Invoice # 251-21 – Oxford Greens

Commissioners requested more information regarding the charges on the invoice.

K. Other Business

- a. Pre-application review of use of property located at 55 Old State Road pursuant to §7-159 (b) of the CT General Statutes.

Raymond Reynolds of 55 Old State Road informally presented the use of a “Doggy Daycare” at property he owns located at 55 Old State Road.

Mr. Reynolds explained the idea of a “doggy daycare” to the Commission.

The Commission asked some general questions regarding the use, and noted that the use is not currently recognized in the commercial zone.

Mr. Reynolds answered the Commission’s questions and thanked them for their time.

Chairman Pat Cocchiarella reiterated that the pre-application review falls under the following statute, and is non-binding.

Sec. 7-159b. Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

- b. Any other items the Commission deems necessary for discussion.

L. Adjournment

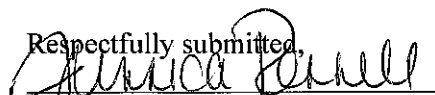
MOTION BY Commission Secretary Brett Olbrys to adjourn the meeting at 8:00 PM.

Second by Commissioner Kerwin.

All (6) Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 MAR 14 AM 11:09
TOWN OF OXFORD, CT
AD Margaret A. Olbrys
TOWN CLERK