



**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, February 1, 2022
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting was accessible online by using the following information:

Meeting Link:

<https://zoom.us/j/97123673344?pwd=OU0zWUZpOU1hcUJwK1VIU0pGTHpnZz09>

Meeting ID: 920 9192 3239

Passcode: 441704

Join by Phone: +1 929 205 6099

The video of the meeting can be viewed on YouTube:

<https://www.youtube.com/channel/UCu9jwntiynuBbB-uvhMjCug>

I. CALL TO ORDER

Chairman Pat Cocchiarella called the meeting to order at 7:30 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present in person: Joshua Dykstra, Pete Zbras, Pat Cocchiarella, and Brett Olbrys.

Present remotely: Dan Wall

Also present in person: Steve Macary, ZEO and Jessica Pennell, Coordinator.

Not Present: Jesse Schremmer, John Kerwin and Ed Rowland.

IV. SEATING OF ALTERNATES

Chairman Pat Cocchiarella seated Alternate Commissioner Joshua Dykstra.

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

The following Public Hearing *recessed to Tuesday, March 1, 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

The following Public Hearings will be held on Tuesday, February 15, 2022:

1. **Z-22-014 – Applicant & Owner: Pitt-Conn Holdings, LLC, c/o Attorney Dominick Thomas,**
315 Main Street, Derby, CT, 06418 (*Proposed Text Amendment to the Zoning Regulations*
Article 3, General Regulations; (Amend) Section 3.24, Parking – General Requirements)
2. **Z-22-015 – Applicant & Owner: Marc Deslauries, c/o Attorney Dominick Thomas, 315**
Main Street, Derby, CT, 06418 (*Proposed Text Amendments to the Zoning Regulations – Article*
5, (New) Section 5.3.5; Article 10, (New) Section 10.12, (Amend) Article 17.2.1)

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

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing – NONE

G. New Business – Other

1. **Z-22-019 [IND] – 2 Pheasant Run Road (Lot 1R) – Owner: 589 Investments, LLC, P.O. Box**
506, Oxford, CT – Applicant Cecir & Esma Selmani, 43 Eagle View Road, Southbury, CT
(*Site Plan – Construct a 30,000 sq. ft. warehouse facility*)

Michael Lambert, Engineer for the applicant from Civil 1, Sherman Hill Road, Woodbury, CT was present. He began to present the application to the Commission.

Commissioners questioned the use of the building.

A brief discussion ensued with Mr. Lambert regarding the use of the building.

Mr. Lambert, after discussion with the Commission, withdrew application Z-22-019.

The Commission accepted the withdrawal of the application and suggested that Mr. Lambert discuss filing a new application with staff.

Mr. Lambert stated that he would send a formal withdrawal letter to Jessica tomorrow.

H. Zoning Enforcement

Steve Macary, ZEO discussed questions regarding a liquor store application for 144 Oxford Road. He requested the Commission forward this item to Land Use Counsel, Kevin McSherry for review.

Commissioner Pete Zbras questioned the advertisement signs for Oxford Greens located on Riggs Street, outside of the community.

Mr. Macary stated that Oxford Greens has always advertised outside of the community, but that he will look into the location of the signs.

Mr. Macary gave the Commission a brief update on 36-40 Hunter's Mountain Road.

I. Minutes

1. **MOTION BY Commission Secretary Brett Olbrys** to approve the 11/16/2021 Regular Meeting Minutes as presented.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.
2. 12/7/2021 Regular Meeting Minutes – No action
3. 1/4/2022 Regular Meeting Minutes – No action

J. Invoices

1. **MOTION BY Commission Secretary Brett Olbrys** to approve the Invoice – McSherry Law Office as presented.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.

K. Other Business

- a. Letter from Lisa Foster dated 12/1/2021
Re: Riverview Drive (*Referred to Land Use Counsel, Kevin McSherry*)
- b. Property Located at 36 – 40 Hunter's Mountain Road (*Recessed*) – Awaiting Wetlands Action
- c. Any other items the Commission deems necessary for discussion.

L. Adjournment

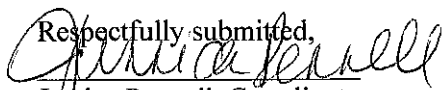
MOTION BY Commission Secretary Brett Olbrys to adjourn the meeting at 8:03 PM.

Second by Commission Alternate Joshua Dykstra.

All Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

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