



**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 15, 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/94492662528?pwd=dGVXdjJVdUpwZzM3aTlPSk4zV0djdz09>

Meeting ID: 944 9266 2528

Passcode: 371015

Join by Phone: +1 929 205 6099

A video of the meeting is available for viewing using the link below:

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

I. CALL TO ORDER

Chairman Cocchiarella called the meeting to order at 7:31 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Present remotely: Dan Wall and Ed Rowland.

Also present in person: Kevin McSherry, Land Use Counsel, Steve Macary, ZEO, and Jessica Pennell, Coordinator.

IV. SEATING OF ALTERNATES

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:

Chairman Cocchiarella called the following Public Hearing to order:

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)*

Commission Secretary Olbrys read the following correspondence:

- a. Staff Referral Report from Keith Rosenfeld, Regional Municipal Planner, NVCOG

Attorney Dominick Thomas, 315 Main Street, Derby, CT represents the applicant, Pitt-Conn Holdings, LLC. He explained to the Commission the reasoning behind the proposed amendment to the parking requirements. He noted that the current parking regulations do not address restaurants in the context of mixed use, and also categorized restaurants into three (3) categories. He noted that there should be different requirements for different categories of restaurants.

Commissioners asked questions regarding the language in the amendment, and discussed how the parking could be addressed without the use of a shared parking plan.

Kevin McSherry, Land Use Counsel, stated that mixed use is on the rise, but that the Commission could put additional standards into the regulations.

Commissioners discussed the difference between basing the required parking spaces on the number of seats versus the amount of building square footage.

Chairman Pat Cocchiarella suggested that there may be ways to address the parking without changing the regulations.

Chairman Pat Cocchiarella asked if there were any members of the public, either in person or online that would like to speak on this application.

No members of the public spoke on this application.

Commissioner John Kerwin requested that the proposed text amendment be sent to Jim Galligan, Planning & Zoning Engineer, for review.

MOTION BY Commissioner Kerwin to recess the Public Hearing to March 1, 2022.

Second by Commissioner Zbras.

All (7) Ayes.

Motion passed unanimously.

Chairman Cocchiarella called the following Public Hearing to order:

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)*

Commission Secretary Olbrys read the following correspondence:

- a. Staff Referral Report from Keith Rosenfeld, Regional Municipal Planner, NVCOG
- b. Letter dated 2/9/2022 from the Joan Nichols, Executive Director, CT Farm Bureau

Commission Secretary Olbrys noted correspondence item (c) for the record.

- c. A copy of pages 7-9 of the Griswold, Connecticut Zoning Regulations.

Attorney Dominick Thomas, 315 Main Street, Derby, CT was representing the applicant. He began his presentation by reading the Town of Oxford Right to Farm Ordinance. He expressed to the Commission that many farms are using agritainment to generate additional income to sustain themselves.

Peter Olson, Land Use Counsel, 275 Greenwood Avenue, Bethel, CT was representing Jennifer Camarro and Erik Granato of 37 Reality Road; he explained their opposition to this application. He referred to Chapters 124 & 126 of the Connecticut General Statutes, Section 8-2. He stated that the amendment has to comply with the Town's Comprehensive Plan and the Plan of Conservation and Development and the last revised POCD does not have any provisions for agriculture. He submitted numerous exhibits to the Commission. (All submissions are on file in the Planning & Zoning Department during regular business hours) He outlined the flaws in the proposed regulation, as written does not comply with the Town's zoning regulations.

Jennifer Camarro, 37 Reality Road, spoke in opposition of this application.

Erik Granato, 37 Reality Road, spoke in opposition of this application.

Leslie Alexander, 25 Reality Road, spoke in opposition of this application.

Lenny Alexander, 25 Reality Road, spoke in opposition of this application.

Donald Halas, 25 Laborde Drive, spoke in opposition of this application.

Todd Romagna, 28 East Street, spoke in favor of this application.

Jerry Loescher, 94 Good Hill Road, spoke in opposition of this application.

Westan Bartosik, 31 Whitegate Road, spoke in favor of this application.

Robert Pettinella, 6 Anthony Pond Road, spoke in favor of this application.

Joe Nesteriak, 436 Quaker Farms Road, spoke in favor of this application.

Bill Santini, 33 Whitegate Road, spoke in favor of this application.

Michael Bawlick, 224 Moose Hill Road, spoke in favor of this application.

Betsi Hellman, 33 Hawley Road, spoke in favor of this application.

Dennis Teran, 162 Maple Tree Hill Road, spoke in opposition of this application.

Kim Matthews, 138 Bower's Hill Road, spoke in favor of this application.

Chairman Cocchiarella asked if there was anyone attending the meeting remotely that wanted to comment on the application.

MOTION BY Commissioner Kerwin to recess the public hearing.

Attorney Thomas requested that he be able to respond to the comments by the public.

Commissioner Kerwin stated that there was a motion on the floor.

Attorney McSherry stated that the Commission should discuss whether they would like Attorney Thomas to respond, and in addition, there were some letters that were submitted by the first speaker, Ms. Camarro, and those should be read into the record.

Commissioner Kerwin withdrew his motion to recess the hearing.

Commission Secretary Olbrys read or noted letters of opposition to the text amendment from the following residents:

Christine Loescher, 94 Good Hill Road.
Alex and Lisa Cassalini, Reality Road.
Darlene Halas, 25 Laborde Road.
Louis Granato, 189 Punkup Road.
Maryann Granato, 189 Punkup Road.
Gerald Loescher, 94 Good Hill Road.
David Gassner, 13 Whitegate Road.
Amy DeRosa, 13 Whitegate Road.
Albert Rand, 6 Christina Drive.
Karen Rand, 6 Christina Drive.

Chairman Cocchiarella asked Attorney Thomas if he would like to take the information that he heard tonight and prepare to speak at the next meeting.

Attorney Thomas stated that he will speak tonight, or at the next meeting.

Commissioner Schremmer called for a Point of Order. He noted that there are many residents in attendance and he would like to hear Attorney Thomas's response.

MOTION BY Commissioner Kerwin to recess the hearing.

Second by Commissioner Zbras.

Ayes (4 – Kerwin, Zbras, Wall, Rowland) Nays (2 – Schremmer, Olbrys)

Motion to recess the hearing passed 4 to 2.

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) – NONE

C. Correspondence

Commission Secretary Olbrys noted or read the following correspondence for the record:

- a. CFPZA Quarterly Newsletter – Winter 2022
- b. Letter dated 2/7/2022 from Teodosio Stanek, LLC
Re: Riverview Estates, LLC - Bond Release and Acceptance of Road – This bond release was referred to Jim Galligan, P&Z Engineer for review.

D. Old Business – Matters on which a Public Hearing was held - NONE

E. Old Business – Other Matters – NONE

F. New Business – Schedule a Public Hearing

Jessica Pennell, Coordinator requested that to keep things clear numerically, with the two (2) applications that they make the text amendment Application Z-22-019 & the Site Plan Application Z-22-031.

Commissioners agreed unanimously to authorize the Coordinator to change the Application numbers administratively for clarification.

MOTION BY Commissioner Kerwin to schedule a Public Hearing on the following application for Tuesday, March 15, 2022.

Second by Commission Secretary Olbrys.

All (7) Ayes.

Motion passed unanimously.

1. **Z-22-031 - Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant Cecir Esma Selmani, 43 Eagle View Road, Southbury, CT** *(Proposed Amendment to the Zoning Regulations – Amend Article 9, Section 9.3 by adding 9.3.23)*

MOTION BY Commissioner Kerwin to schedule a Public Hearing on the following application for Tuesday, March 15, 2022.

Second by Commission Secretary Olbrys.

All (7) Ayes.

Motion passed unanimously.

2. **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. Self-storage facility)*

G. New Business – Other

H. Zoning Enforcement

There were no new items discussed under Zoning Enforcement.

I. Minutes

MOTION BY Commission Secretary Olbrys to approve the 11/16/21, 1/4/22, and the 1/18/22 Regular Meeting minutes as presented.

Second by Commissioner Rowland.

Ayes (6), Abstention (1 – Kerwin)

Motion passed 6 to 1.

1. 11/16/2021 Regular Meeting Minutes
2. 12/7/2021 Regular Meeting Minutes – No action by the Commission.
3. 1/4/2022 Regular Meeting Minutes
4. 1/18/2022 Regular Meeting Minutes

J. Invoices

1. Nafis & Young Invoice #007-22 – Lot 1R Pheasant Run Road

MOTION BY Commission Secretary Olbrys to approve payment of Nafis & Young Invoice #007-22.

Second by Commissioner Zbras.

All (7) Ayes.

Motion passed unanimously.

K. Other Business

There was no action taken under 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

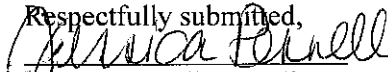
MOTION BY Commission Secretary Olbrys to adjourn the meeting at 9:50 PM.

Second by Commissioner Kerwin.


All (7) Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

22 MAR 21 AM 11:11
TOWN OF OXFORD, CT

TOWN CLERK