

**TOWN OF OXFORD
PLANNING & ZONING COMMISSION**

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
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www.Oxford-CT.gov



**Planning & Zoning Commission
Regular Meeting Minutes
Tuesday, October 18, 2022
7:30 PM-Main Meeting Room
S.B. Church Memorial Town Hall**

I. Call to Order

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

II. Pledge of Allegiance

III. Roll Call

Present: Sara Locke, Joshua Dykstra, Dan Wall, Pete Zbras, John Kerwin, Pat Cocchiarella, Brett Olbrys, Ed Rowland, and Robert Carr.

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

Not Present: Carl Bouchard.

IV. Seating of Alternates

No alternates were seated.

V. Public Hearings:

A. Recessed Public Hearings:

The following Public Hearings *recessed to Tuesday, October 18, 2022:*

1. **Z-22-108 [IND] – 79 Prokop Road – Map: 25 Block: 19 Lot: 4 C** **Owner:** Connecticut Rock Development, LLC 166, Little Fox Lane, Southbury, CT – **Applicant:** Defeo Materials, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT
(*Special Exception – Article 14, Section 14.2*) (*Site Plan – Construct a 5,000 sq. ft. building*)

Commission Secretary Olbrys read the following correspondence into the record:

- a) Inland Wetlands Approval.
- b) Letter dated 10/10/22 from Jim Galligan, P&Z Engineer.
- c) Letter dated 10/10/22 (revised) from Jim Galligan, P&Z Engineer.

Dominick Thomas, Attorney for the applicant noted that the Commission had kept the hearing open in order received the wetlands approval and final review from Jim Galligan.

Chairman Cocchiarella asked if any Commissioners had any questions regarding the application.

Commissioners had no questions at this time.

Chairman Cocchiarella asked if the public had any comments or questions regarding the application.

Chairman Cocchiarella again asked if there were any questions from the Commission.

Chairman Cocchiarella asked a question regarding the special exception for the excavation.

Attorney Thomas answered his question about the excavation that would take place on the property.

MOTION BY Alternate Commissioner Dykstra to close the Public Hearing.

Second by Commissioner Zbras.

All (7) Ayes.

Motion passed unanimously.

Attorney Thomas noted that he was on the agenda for another application to schedule a public hearing. He asked that the Commission consider waiving the fees for the application; it was an application that was just settled in court, and his client was modifying his application and reapplying.

Commissioners discussed waiving the fee.

MOTION BY Commissioner Kerwin to waive the fees for application Z -22-190.

Second by Commissioner Wall.

All (7) Ayes.

Motion passed unanimously.

B. New Public Hearing:

Chairman Cocchiarella opened the public hearing on the following application:

1. **Z-22-131 [RESA] – 266 Maple Tree Hill Road – Map: 5 Block: 43 Lot: 1 A –**
Owner & Applicant: Tom Loring, 266 Maple Tree Hill Road, Oxford
(Special Exception – Construct a 4,752 sq. ft. Barn) (Special Exception – Boarding of Horses) (Special Exception – Construct a 17,136 sq. ft. Indoor Riding Rink)

Chairman Cocchiarella outlined the intent of public hearing and procedures.

Commission Secretary Olbrys read the Legal Notice.

Jessica Pennell, Coordinator read correspondence emailed to her in support of the application.

Chairman Cocchiarella called for any conflicts of interest from the Commission.

None of the Commissioners stated that they had a conflict of interest.

Chairman Cocchiarella asked the applicant(s) if they had any conflicts of interest.

The applicants stated that they had no conflicts of interest.

Chairman Cocchiarella invited the applicant(s) to present their application to the Commission.

Tom Loring, 266 Maple Tree Hill Road explained that they wanted to use their farm as a horse farm for boarding horses and giving private riding lessons. He noted that he has submitted plans and architectural drawings for the Commission to review. He explained the different uses of the buildings and areas depicted on the plans, and what their purpose.

Commissioners questioned how he would handle manure management.

Mr. Loring explained that they would most likely use a dumpster company to remove the manure.

Commissioners questioned how many horses he planned to have on the property.

Mr. Loring explained that he would start with ten (10), and add more if he bought additional property.

Commissioner Cocchiarella asked if there were any questions or comments from the public.

Rebecca Kayfus, 22 Thorson Road, expressed that she was strongly opposed to this application. She stated that she was concerned about the building size and height. She also mentioned that there were two (2) homes already on the property.

Linda Czaplinski, 30 Freeman Road stated that she is in support of this application, as it preserving Oxford's rural land.

Commissioners discussed the need to define the words referenced in Article 5, when applied to the commercial boarding of horses.

Chairman Cocchiarella explained that the Commission is waiting for revised maps.

There were no further comments or questions from the Commission or the public at this time.

MOTION BY Commissioner Kerwin to recess the public hearing to November 15, 2022.

Second by Commission Secretary Olbrys.

All (7) Ayes.

Motion passed unanimously.

C. Future Public Hearings:

The following hearings are scheduled for Tuesday, 11/1/22:

- 6:00 PM 1. **Planning & Zoning Commission – Opt out of Public Act 21-29 requirements regarding Accessory Apartments**
- 6:10 PM 2. **Z-22-180 [IND] – Proposed Text Amendment to the Industrial Zone –**
Owner: 8 Pheasant Run, LLC, c/o Mark Oczkowski, 4 Woodruff Hill Road
Applicant: Vesta Modular c/o Robert Sizemore, 1000 Town Center Suite 975, Southfield, MI (Proposed zoning regulation text amendments: addition of Article 2, Section 2.13a and addition of Article 9, Section 9.3.23)
- 6:20 PM 3. **Z-22-181 (a) Z-22-181 (b) – [IND] – 8 Pheasant Run Road –Owner:** 8 Pheasant Run, LLC, c/o Mark Oczkowski 4 Woodruff Hill Road – **Applicant:** Vesta Modular c/o Robert Sizemore, 1000 Town Center Suite 975, Southfield, MI
(Site Plan – Construct 5,000+sq.ft. building) (Special Exception –Use – Article 9, Section 9.3.23)

6:30 PM 4. **Z-22-182 – [IND] – 13 E. Commerce Drive (Lot 14 Woodruff Hill Industrial Park**
Owner: Town of Oxford, 486 Oxford Road, Oxford – **Applicant:** Airamid, LLC c/o
William Kennedy and/or Tiana DiMaria, 511 Brook Street, Rocky Hill, CT
(Site Plan – Construct 5,332 sq.ft. building) (Special Exception – Article 9, Section
9.3.10)

7:30 PM 5. **Z-22-129 [RESA] – 228 Quaker Farms Road – Map: 22 Block: 69 Lot: 34 –**
Owner & Applicant: Rhode Island Lights, Inc. c/o Attorney Dominick Thomas, 315
Main Street, Derby, CT (4-Lot Subdivision)

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 - None
- E. Old Business - Other Matters - None
- F. New Business - Schedule a Public Hearing

22 OCT 20 PM 4:20
TOWN OF OXFORD, CT
TOWN CLERK
S. J. GARDNER

- 1. **Z-22-190 [IND] – 21-23 Nichols Road – Owner:** – TPB Contractors, LLC c/o Attorney
Dominick Thomas, 315 Main Street, Derby, CT – **Applicant:** T&C Partners, LLC c/o
Attorney Dominick Thomas, 315 Main Street, Derby, CT (Site Plan) (Modification of
Special Exception) (Article 2, Section 2.14a, Article 9, Section 9.3.21, Article 10, Section
10.7.2 (6))

MOTION BY Commission Secretary Olbrys to schedule the Public Hearing for December 6,
2022.

Second by Commissioner Zbras.

All (7) Ayes.

Motion passed unanimously.

G. New Business - Other

- 1. **Initiate process to Opt out of Parking Requirements pursuant to Public Act 21-29**
(2/3 vote of Commission to initiate opt-out)

Motion by Commission Secretary Oblrys to initiate the opt out process for the parking
requirements outlined in Public Act 21-29.

Second by Commissioner Kerwin.

All (7) Ayes.

Motion passed unanimously.

- 2. Set Public Hearing Date on Parking Requirement opt out. (Tentative Date: 11/15/22)

Motion by Commission Secretary Oblrys to schedule the public hearing for 11/15/22
at 6:05 PM for the opt out process of the parking requirements pursuant Public Act 21-29.

Second by Commissioner Kerwin.

All (7) Ayes.

Motion passed unanimously.

H. Zoning Enforcement