

**TOWN OF OXFORD
PLANNING & ZONING COMMISSION**

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov
www.Oxford-CT.gov



PUBLIC HEARING

Minutes

Tuesday, November 1, 2022 - 6:10 PM

Z-22-180 - Proposed Text Amendment - Vesta Modular

The Planning & Zoning Commission of the Town of Oxford will hold a Public Hearing on **Tuesday, November 1, 2022 at 6:10 PM in the Main Meeting Room** of the S.B. Church Memorial Town Hall located at 486 Oxford Road Oxford, Connecticut on the following application:

Z-22-180 [IND] – Proposed Text Amendment to the Oxford Zoning Regulations – Owner: 8 Pheasant Run, LLC, c/o Mark Oczkowski, 4 Woodruff Hill Road, Oxford, CT – **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*)

CALL TO ORDER

Chairman Cocchiarella opened the Public Hearing at 6:10 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Chairman Cocchiarella called for a roll call:

Commission Members present: Dan Wall, Pete Zbras, Pat Cocchiarella, Brett Olbrys, and Robert Carr.

Alternate Commissioners present: Carl Bouchard, Sara Locke, and Joshua Dykstra.

Commissioners not present: Ed Rowland and John Kerwin.

CHAIRMAN OUTLINES THE PUBLIC HEARING PROCEDURE

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

There were no conflicts of interest from the Commissioners.

Chairman Cocchiarella called for any conflicts of interest from the applicant and/or their representatives.

The applicant and/or their representatives had no conflicts of interest.

Commission Secretary Olbrys read the Legal Notice.

Commission Secretary Olbrys read the following correspondence into the record:

- a. Proposed Text Amendment submitted by the Applicant
- b. Email from Kristin Floberg, Senior Planner – WestCOG to Jessica Pennell, Coordinator dated 10/24/22
- c. Letter from Matt Fulda, Executive Director, MetroCOG to Chairman, Pat Cocchiarella.
- d. Staff Referral Report from Joanna Rogalski, Senior Regional Planner, NVCOG to various Town Agencies and Officials, dated 10/28/22.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Curt Jones, Civil 1, 43 Sherman Hill Road, Suite D101, Woodbury, represents the applicant, Vesta Modular. He explained that the first part of the amendment is to the definitions section of the regulations. It would add 2.13a – Commercial/Industrial Modular Storage and Repair Facility, which would be defined as a facility that stores and repairs Commercial/Industrial modular buildings.

Mr. Jones went onto explain that it would be a use listed in Article 9, as permitted by Special Exception, under Section 9.3.23.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

Jessica Pennell, Coordinator noted that the numbering for this text amendment would need to be updated to reflect the other text amendments that have been added to the regulations.

There were no other comments or questions from the Commission.

COMMENTS & QUESTIONS FROM THE PUBLIC

There were no comments or questions from the public.

COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS

There were no comments from the Chairman and Commission members.

RECESS/CLOSE

Motion by Alternate Commissioner Joshua Dykstra to close the public hearing.

Second by Commissioner Wall.


All (7) Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

22 NOV -9 PM 12:02
TOWN OF OXFORD, CT

TOWN CLERK