

**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



RECESSED PUBLIC HEARING MINUTES

Tuesday, November 15, 2022 at 6:10 PM

Main Meeting Room

S.B. Church Memorial Town Hall

Recessed hearing on the following:

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, Oxford, CT – 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*)

CALL TO ORDER

Chairman Cocchiarella opened the recessed hearing at 6:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Commission Members present: Robert Carr, Pete Zbras, Pat Cocchiarella, Brett Olbrys, and Ed Rowland.

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

Commissioners not present: Dan Wall and John Kerwin.

CORRESPONDENCE/REVIEW/REPORTS

Commission Secretary Olbrys read the following correspondence into the record:

- a. Emails between Scott Pelletier and Emily Jones, PE dated 11/9/22 & 11/10/22 Re: Emergency Access
- b. Review letter from Jim Galligan dated 11/14/22.

Curt Jones, Civil I, engineer for the applicant, submitted a plan depicted the location of the modular units on the site as requested by the Commission at the hearing on 11/1/22. He went over the fire safety measures, fire truck radius, and circulation pattern have been added to the plan, as requested by Scott Pelletier, Fire Marshal/Chief.

COMMENTS & QUESTIONS FROM THE PUBLIC

Commissioners asked questions regarding the numbers of trailers that could be stored on the site, and how they would navigate movement on and the through the site, and confirmed that there is no fluid stored inside these units.

John Locke, 97 Bower's Hill Road asked if there were any materials stored in the units that cannot be extinguished without water.

Chairman Cocchiarella stated that would have been reviewed by the Fire Marshal.

Attorney McSherry and the Commissioners discussed the Tax Agreement briefly, as it is mentioned on the statement of use that was submitted with the application.

Lisa Roosa, applicant, stated that she believed the agreement with the Town was approved.

Curt Jones, engineer for the applicant stated that he does not know the status of the agreement.

COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS

RECESS/CLOSE

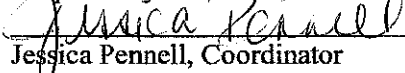
MOTION BY Commission Secretary Olbrys to close the public hearing.

Second by Commissioner Zbras.

All (5) Ayes.

Motion to close passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 NOV 23 AM 11:14
TOWN OF OXFORD, CT
Cynthia A. West
TOWN CLERK