

TOWN OF OXFORD

PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall

486 Oxford Road, Oxford, Connecticut 06478-1298

www.Oxford-CT.gov



Regular Meeting Minutes
Tuesday, November 20, 2018
7:30 PM
Main Meeting Room
S.B. Church Memorial Town Hall

1. Call to Order

Chairman Jeff Luff called the meeting to order at 7:30 PM.

Present: Greg Wanamaker, Dave Sauter, Pete Zbras, Arnie Jensen, Jeff Luff and Dan Wall.

Also Present: Steve Macary, ZEO and Jessica Pennell.

Chairman Jeff Luff seated Alternate Commissioner Greg Wanamaker and Alternate Commissioner Dave Sauter.

2. Public Hearings (No Public Hearings Scheduled)

3. Correspondence - None

4. Amendments to the Agenda - None

5. Audience of Citizens - None

6. Old Business - None

7. New Business

- a. **Z-18-274 [RESA] 17 Sheldon Drive - ZAK Construction, LLC**
(Cottage Business Permit)

Bogdan Zak, applicant and owner, explained his business to the Commission.

Commissioners questioned the number of vehicles ~~he would be storing on the property~~ and the means of storage. Commissioners discussed the regulation regarding storing equipment for cottage businesses, and interpretations of the regulation varied among members.

Commissioners discussed visiting the property in order to determine the visibility of the equipment.

MOTION BY Vice Chairman Arnie Jensen to table this application and have the ZEO visit the property and take photos to present to the Commission at the next meeting.

Second by Commissioner Dan Wall.

All (6) Ayes.

Motion passed unanimously.

- b. **Z-18-277 [RESA] 306 Riggs Street – Oxford Chiropractic Health, LLC**
(Cottage Business Permit)

Brendan Sear, applicant and owner, explained his proposed application to the Commission.

Commissioners discussed the Statement of Use submitted by the applicant.

MOTION BY Vice Chairman Arnie Jensen to approve this application.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

- c. **Z-18-278 [RESA] 3 Goffin Court – Naturalscapes, LLC**
(Cottage Business Permit)

Paul GiGiovanni, applicant and owner, explained his application to the Commission. He noted that there would be no outside storage of vehicles; he is using a portion of his home for office space.

MOTION BY Vice Chairman Arnie Jensen to approve this application.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

- d. **Z-18-279 [RESA] 24 Hawley Road – Community Chapel of the C & MA of Southbury**
(Change of Use) **SET PUBLIC HEARING DATE – Proposed Date: 12/4/18**

The Commission set the public hearing for 12/4/18.

- e. **Z-18-280 [COMM] 316 Oxford Road – Chrisandras’s Country Store, LLC**
(Change of Use Permit)

Jackie Yannes, applicant, went over her application briefly.

Commissioners brought up concerns regarding the location of the business; a previous use permit had been approved for the same unit and they want to ensure that the previous business is no longer utilizing the space before they approve another use.

MOTION BY Vice Chairman Arnie Jensen to table this application.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

f. Z-18-282 [VCMUD] 330 Center Rock Road – The Country Creamery, LLC
(Use Permit)

Gene Atkas, applicant briefly addressed the Commission regarding the application.

It was noted that the “Country Creamery” is just re-locating to Quarry Walk from Tommy K’s Plaza.

MOTION BY Vice Chairman Arnie Jensen to approve this application.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

8. Zoning Enforcement

Steve Macary, ZEO discussed issues brought to his attention regarding the property and business located at 55 Old State Road. He explained that he has contacted the property owner and will be meeting with him to discuss a new site plan application and statement of use.

9. Invoices

a. Nafis & Young Invoice # 261-18 – Lot 4 Pheasant Run

MOTION BY Vice Chairman Arnie Jensen to approve this invoice for payment.

Second by Commissioner Dan Wall.

All (6) Ayes.

Motion passed unanimously.

b. Nafis & Young Invoice # 262-18 – Lot 2RB Pheasant Run

MOTION BY Vice Chairman Arnie Jensen to approve this invoice for payment.

Second by Commissioner Dan Wall.

All (6) Ayes.

Motion passed unanimously.

10. Approval of Minutes

a. 11/6/18 Regular Meeting Minutes

MOTION BY Vice Chairman Arnie Jensen to table the 11/6/18 minutes.

Second by Commissioner Pete Zbras.

All (6) Ayes.

Motion passed unanimously.

11. Other Business

a. Oxford Greens – Request for S&E Control Bond Reduction (Refer to Jim Galligan)

b. Signing of Mylar – 25 Lisa Drive “Moose Hill Acres” – 2 Lot Re-subdivision (Tabled)

12. Adjournment

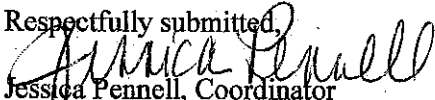
MOTION BY Commissioner Dan Wall to adjourn the meeting at 8:53 PM.

Second by Vice Chairman Arnie Jensen.

All (6) Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

19 JAN -7 PM 4:15
TOWN OF OXFORD, CT
Gregory H. West
TOWN CLERK