



TOWN OF OXFORD
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Planning & Zoning Commission

PUBLIC HEARING MINUTES

Tuesday, April 17, 2018

7:00 PM

Main Meeting Room

S.B. Church Memorial Town Hall

The Planning & Zoning Commission is holding a Public Hearing on the following application:

Z-18-165 [RESA] 212 Hogsback Road (Map: 4 Block: 58 Lot: 46)

Owner & Applicant: Fernando Pires – 212 Hogsback Road, Oxford, CT
(Re-subdivision of Lot A - 5 Lots; 1 existing lot, 4 new lots)

CALL TO ORDER

Vice Chairman Arnie Jensen opened the Public Hearing at 7:03 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Present: John Kerwin, Pete Zbras, Arnie Jensen, Pat Cocchiarella and Tanya Carver.

Not Present: Jeff Luff, Harold Cosgrove and Dan Wall.

Also Present: Jessica Pennell, Administrative Secretary and Steven S. Macary, ZEO.

CHAIRMAN OUTLINES THE INTENT OF THE HEARING

Vice Chairman Arnie Jensen outlined the Public Hearing procedures.

COMMISSION SECRETARY READS THE CALL OF THE MEETING

Commission Secretary Pat Cocchiarella read the Legal Notice.

CONFLICTS OF INTEREST

Vice Chairman Arnie Jensen called for any conflicts of interest from the Commission and the applicant. There were no conflicts of interest.

CORRESPONDENCE

Commission Secretary Pat Cocchiarella read the following correspondence into the record:

- a. Letter dated 4/12/2018; approval from the OCCIWA.
- b. An email response from Fire Chief/Marshal, Scott Pelletier indicating that a fire suppression tank would need to be installed and that it be a 20,000 gallon tank.

PRESENTATION BY THE APPLICANT/REPRESENTATIVES

Fred D'Amico of D'Amico Associates, representative for the applicant, presented the application to the Commission. He submitted the certificates of mailing for the abutters withing 250' and a picture of the sign posted on the property. He also noted that they have received wetlands and health department approval.

Mr. D'Amico explained that the project consists of approximately 77 acres. He noted that the lot with the existing dwelling would consist of approximately 54 acres, and they are creating four new lots. He stated that they are not proposing a road, the lots would have frontage on Route 188. He discussed the conservation easements depicted on the plans and stated that the applicant is requesting that the easements be considered to satisfy the open space requirement.

COMMENTS & QUESTIONS FROM THE COMMISSION AND/OR STAFF

Commissioner Tanya Carver questioned the driveways.

Mr. D'Amico stated that the driveways are all graded at under 10%.

Commissioner Tanya Carver questioned the minimum acreage regarding Parcel E.

Discussion ensued regarding the minimum acreage and lot size for subdivisions.

Commissioners and **Mr. D'Amico** discussed the sight lines and the requirement that the applicant get approval from OSTA; Route 188 is a state road. Also discussed were the conservation easements and the requirements regarding open space in the subdivision regulations. The Commission also questioned the driveways and if they would be paved, they requested a review from the Land Use Engineer about whether or not they should be paved.

COMMENTS & QUESTIONS FROM THE PUBLIC

Patricia & Steven Fetyko, 20 Edgewood Road, stated that they are here to discuss the water coming onto their property from the applicant's property and where the walkway would be located if it was put in as access to the conservation easement.

Mr. D'Amico addressed their questions and stated that he would speak to the applicant about the runoff/water going onto their property.

Martha Turbie, 2 Churchview Road questioned what she would be seeing from her house.

Mr. D'Amico addressed her question.

Patricia & Steven Fetyko, 20 Edgewood Road questioned where they could go to next to have the concerns regarding the water addressed.

Commissioner Tanya Carver explained that the applicant could be asked about the water issue, and hopefully it could be easily addressed.

Gregory Evon, 11 Cortland Place questioned the location of the site on Route 188.

Mr. D'Amico pointed out the site on the plans.

ADDITIONAL COMMENTS FROM THE COMMISSION MEMBERS AND/OR STAFF

Alternate Commissioner John Kerwin questioned if there was a way to put a buffer between the easement and the adjoining properties.

Mr. D'Amico stated that he would discuss the options with the applicant regarding the open space and/or conservation easements.

RECESS/CLOSE

MOTION BY Commissioner Tanya Carver to recess the meeting to *May 1, 2018 at 7:00 PM.*

Second by Commission Secretary Pat Cocchiarella.

All (5) Ayes.


Motion passed 5-0.

Respectfully submitted,


Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

18 APR 24 PM 3:59
TOWN OF OXFORD, CT

TOWN CLERK