



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

Planning & Zoning Commission

Regular Meeting Minutes

Tuesday, March 5, 2019

7:30 P.M Main Meeting Room
S.B. Church St. Memorial Town Hall

NOTE: This meeting was not recorded due to technical difficulties.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Joshua Dykstra, Greg Wanamaker, Dave Sauter, Pete Zbras, Arnie Jensen, Jeff Luff and Pat Cocchiarella.

Also Present: Steve Macary, ZEO

Absent: John Kerwin, Dan Wall and Tanya Carver.

SEATING OF ALTERNATES

PUBLIC HEARINGS:

Application #1:

Z-18-302 [IND] – 10 Robinson Lane

Owner: McNamee Construction, 154 Route 202, Lincolnale, NY

Applicant: Daniel McNamee

(Special Exception – Contractor's Yard)

(Site Plan for Construction of a Garage, Canopy, and Building)

Chairman Jeff Luff outlined the Public Hearing procedures.

Commission Secretary Pat Cocchiarella read the Legal Notice.

Dominick Thomas, Attorney for the applicant, gave a presentation explaining the proposed use of the property located at 10 Robinson Lane. He explained that the proposal is for the construction of three buildings:

- 1) A 4 bay garage area (40'x100') for the maintenance of McNamee vehicles only; no vehicles will be repaired outside. Along with an office area of 50'x50'.
- 2) A 6,000 square foot equipment storage canopy building which will store construction equipment.
- 3) A 5,000 square foot building to be leased out to construction related businesses.

It is also proposed to have two outside storage areas, both areas will be fenced in and naturally buffered. He listed the type of equipment that would be stored outside. He explained that yard storage would be increased during November through March, he listed the types of construction materials that would be stored on site, and noted that there would be no hazardous materials. He discussed the hours of operation, 7 a.m. to 7 p.m. Monday thru Friday and some Saturdays. He noted that the business would open for emergency work, but operations would take place at an off-site location.

MOTION BY Commission Secretary Pat Cocchiarella to recess the Public Hearing to March 19, 2019.

Second by Vice Chairman Arnie Jensen.

All Ayes.

Motion passed unanimously.

Application #2:

Z-18-299 [RESA] – 229 Oxford Road – (Residential to Commercial)

Owner: Gary Morgatto, 231 Oxford Road, Oxford, CT

Applicant's Representative: Attorney Robert Uskevich.

Chairman Jeff Luff called the Public Hearing to order.

Commission Secretary Pat Cocchiarella read the Legal Notice.

Robert Uskevich, Attorney for the applicant presented his proof of mailings and a photo of the sign posted on the property. He presented a zone change for property located at 229 Oxford Road. He explained that the property is zone residential and is proposing to change the zone to commercial, as it would be more compatible with the Plan of Conservation and Development and Oxford's Comprehensive Plan.

MOTION BY Commission Secretary Pat Cocchiarella to recess the Public Hearing to March 19, 2019.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

AMENDMENTS TO THE AGENDA

AUDIENCE OF CITIZENS

CORRESPONDENCE

OLD BUISNESS

Z-18-292 – Proposed Zoning Text Amendment - Moose Hill Cider, LLC (Proposed new text to the following articles: 2.23a, 5.3.4, 10.11 through 10.11.4) and (Proposed text amendment to 17.2) (Commission action on or before 3/14/19)

Chairman Jeff Luff requested that the applicant submit, in writing, an extension so the Commission could review the final regulation reviewed by Land Use Counsel, Peter Olson.

Dominick Thomas, Attorney for the applicant agreed to submit a request for an extension.

Z-18-270 [RGCD] - Riggs Street, "Timberlake Apartments at Oxford Greens - Owner & Applicant: Timberlake Investment Partners V, LLC (Proposed Text Amendment to Article 5A Residential Golf Community District, pursuant to CGS §8-30g)

No action was taken on this application.

Z-18-271 [RGCD] – Riggs Street "Timberlake Apartments at Oxford Greens - Owner & Applicant: Timberlake Investment Partners V, LLC (Site Plan for 197 multi-family housing units pursuant to CGS §8-30g)

No action was taken on this application.

NEW BUISNESS

Z-18-301 [VCMUD] – 350-3 Center Rock Green – "Quarry Walk" - "The Spa at Quarry Walk" (Use Permit – Tenant Fit-up)

MOTION BY Commission Secretary Pat Cocchiarella to approve application Z-18-301 with the following conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or the public hearings regarding this application.
2. Compliance with the Statement of Use submitted with the application.
3. The applicant must comply with the Town of Oxford Permit Procedures and obtain all required signatures from all necessary Town Departments.
4. Compliance with the Oxford Zoning Regulations as of this date.
5. Per Article 3, Section 3.19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.

Reason for approval is that it meets Oxford Zoning Regulations in effect as of this date.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

Z-19-025 [COMM] – 144 Oxford Road – “Tommy K’s Plaza” – “Domino’s Pizza”
(Change of Use Permit – Tenant Fit-up)

MOTION BY Commission Secretary Pat Cocchiarella to approve application Z-18-025 with the following conditions:

1. Applicant and their assigns must comply with all representations made at the Planning & Zoning Commission meetings and/or the public hearings regarding this application.
2. Compliance with the Statement of Use submitted with the application.
3. The applicant must comply with the Town of Oxford Permit Procedures and obtain all required signatures from all necessary Town Departments.
4. Compliance with the Oxford Zoning Regulations as of this date.
5. Per Article 3, Section 3.19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application.

Reason for approval is that it meets Oxford Zoning Regulations in effect as of this date.

Second by Commissioner Pete Zbras.

All Ayes.


Motion passed unanimously.


ZONING ENFORCEMENT

OTHER BUSINESS

1. Nafis & Young Invoices
2. **Reminder:** Public Hearing on Text Amendments – Contractor’s Yards – 3/19/19.
3. **Reminder** – CFPZA – Annual Conference
4. **Reminder** – CT Bar Association – Land Use Law Seminar
5. Any other business the Commission deems necessary for discussion.

Respectfully Submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

19 APR - 1 PM 3:31
TOWN OF OXFORD, CT

TOWN CLERK