



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

Planning & Zoning Commission
Regular Meeting Minutes
Tuesday, January 18, 2022
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting was accessible online by using the following information:

Meeting Link:

<https://zoom.us/j/92091923239?pwd=bm15U0pwYzVvK1d3NGg5Tm91aHJDZz09>

Meeting ID: 920 9192 3239

Passcode: 441704

Join by Phone: +1 929 205 6099

I. CALL TO ORDER

Chairman Pat Cocchiarella called the meeting to order at 7:34 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present in person: Pat Cocchiarella, Brett Olbrys, Steve Macary and Jessica Pennell.

Present remotely: John Kerwin, Dan Wall, Josh Dykstra, Jesse Schremmer, Ed Rowland, Pete Zbras, and Kevin McSherry.

IV. SEATING OF ALTERNATES

No alternates were seated.

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

The following Public Hearing recessed to Tuesday, January 18, 2022:

1. **Z- 21-133 [COMM] – 60 Oxford Road – Owner & Applicant:** Pitt-Conn Holdings, LLC, 15 Apple Drive, Oxford, CT 06478 – Proposed, “Dunkin Donuts”
(*Special Exception – Article 10, and Article 7 - Section 7.7.3.2- Drive-thru Window*)

Attorney Dominick Thomas, 315 Main Street, Derby stated for the record that he now representing the applicant, Pitt Conn Holdings, LLC. He stated that his client is prepared to give a further sixty-five day extension to conclude the public hearing.

Attorney Thomas also made comments regarding the traffic study that has been requested by the Commission.

Commissioners briefly discussed the sixty-five (65) day extension.

MOTION BY Commission Secretary Brett Olbrys to recess the Public Hearing to March 1, 2022 at 7:30 PM.

Second by Commissioner Jesse Schremmer.

All (7) Ayes.

Motion passed unanimously.

B. New Public Hearings – NONE

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

B. Audience of Citizens – (Items not listed on the Agenda)

C. Correspondence

D. Old Business – Matters on which a Public Hearing was held:

1. **Proposed Amendment to the Zoning Regulations - Proposed 18-month Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis.**

Commissioners briefly discussed the purpose of the moratorium, as well as the eighteen (18) month versus twelve (12) month timeframe. Commissioners agreed that the eighteen (18) month timeframe is not a restriction; the timeframe does not prevent the regulations from being completed in less than eighteen (18) months.

MOTION BY Commission Secretary Brett Olbrys to approve the following amendment to the zoning regulations:

MORATORIUM – CANNABIS/MARIJUANA *Effective Date: February 1, 2022*

New Article - Schedule C - Prohibited Uses:

Moratorium - Retail sales, manufacture, and cultivation of cannabis/marijuana

Whereas, the Planning and Zoning Commission has charted carefully the growth of the community and has guided the development of business/commercial areas within the Town into well-ordered development;

Whereas, recent changes to the Statutes of the State of Connecticut allows retail sales, manufacture, and cultivation of cannabis/marijuana (aside from home grow) requires a license from the state; and

Whereas, the Planning & Zoning Commission needs to understand the impact of the retail sales, manufacture, and cultivation of cannabis/marijuana approved, or able to be approved, in the Town.

Now, therefore, be it resolved that the Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approvals of, retail sales, manufacture, and cultivation of cannabis/marijuana which shall extend for a period of eighteen months (18) from the effective Date of this moratorium to determine the need of this type of retail sales, manufacture, and cultivation of cannabis/marijuana if any in the Town. No applications will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for Retail sales, manufacture, and cultivation of cannabis/ marijuana during this period.

Second by Commissioner Dan Wall.

All (7) Ayes.

Motion passed unanimously.

E. Old Business – Other Matters

F. New Business – Set Public Hearing Dates for the Following:

MOTION BY Commission Secretary Brett Olbrys to hold a Public Hearing on the following application on February 15, 2022 at 7:30 PM.

Second by Commissioner Ed Rowland.

All (7) Ayes.

Motion passed unanimously.

1. **Z-22-014 – Applicant & Owner: Pitt-Conn Holdings, LLC, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT, 06418** (*Proposed Text Amendment to the Zoning Regulations – Article 3, General Regulations; (Amend) Section 3.24, Parking – General Requirements*)

MOTION BY Commission Secretary Brett Olbrys to hold a Public Hearing on the following application on February 15, 2022 at 7:30 PM.

Second by Commissioner Dan Wall.

All (7) Ayes.

Motion passed unanimously.

2. **Z-22-015 – Applicant & Owner: Marc Deslauries, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT, 06418** (*Proposed Text Amendments to the Zoning Regulations – Article 5, (New) Section 5.3.5; Article 10, (New) Section 10.12, (Amend) Article 17.2.1*)

G. New Business – Other

1. Show cause hearing – 36-40 Hunter’s Mountain Road (*Recessed*)

Steve Macary, ZEO commented that this is awaiting Wetlands approval.

H. Zoning Enforcement

Steve Macary, ZEO is working on the following items:

1. 91 Willenbrock Road – Tattoo Parlor – Cease & Desist Issued
2. 13 Old Church Road – Brought in Fill – Cease & Desist Issued
3. Hogsback Road – commercial junkyard – Cease & Desist Issued

I. Minutes – No action was taken on the minutes.

1. 11/16/2021 Regular Meeting Minutes
2. 12/7/2021 Regular Meeting Minutes
3. 1/4/2022 Regular Meeting Minutes

J. Invoices

- a. Nafis & Young Invoice # 251-21 – Oxford Greens (Tabled on 1/4/2022)

MOTION BY Commissioner John Kerwin to approve payment of Nafis & Young Invoice #251-21.

Second by Commission Secretary Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

- b. I-95 Signs Invoice # 1905 – Cease & Desist Signs for ZEO

MOTION BY Commissioner John Kerwin to approve payment of I-95 Signs Invoice #1905.

Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed unanimously.

K. Other Business

- a. 2022-2023 Budget Review

The Commission had a discussion regarding the proposed budget.

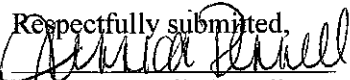
- b. Letter from Lisa Foster dated 12/1/2021
Re: Riverview Drive (*Referred to Land Use Counsel, Kevin McSherry*)


- c. Any other items the Commission deems necessary for discussion.

Commissioner Pete Zbras mentioned the CGS 19a-341 regarding agriculture and farming, and **Vice-Chairman John Kerwin** also mentioned a memo that he had prepared awhile back, and mentioned that it may be helpful to the Commission.

L. Adjournment

MOTION BY Commissioner John Kerwin to adjourn the meeting at 8:36 PM.
Second by Commission Secretary Brett Olbrys.
All (7) Ayes.
Motion passed unanimously.

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission

22 MAR 14 AM 11:09
TOWN OF OXFORD, CT

TOWN CLERK