



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**

**Regular Meeting Agenda**

**Tuesday, August 19, 2014**

7:30 PM

Oxford Town Hall

Main Meeting Room

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CHAIRMAN'S REPORT**

**SEATING OF ALTERNATES**

**AUDIENCE OF CITIZENS** (Not for Pending Applications)

**AMENDMENTS TO AGENDA**

**CORRESPONDENCE**

**OLD BUSINESS**

1.) **Z-14-075 [COMM] – Applicant & Owner: Oxford Towne Center, LLC – Project: Oxford Town Center** (Site Plan Application – Phase 1)

**Parcels included in application:**

- a. 278 Oxford Road – Map: 34 Block: 9 Lot: 31A & 31B
  - b. 300 Oxford Road – Map: 34 Block: 9 Lot: 26
  - c. 3 Echo Valley Road – Map: 34 Block: 9 Lot: EV6
  - d. 274 Oxford Road – Map: 34 Block: 9 Lot: 25 (Owner: 274 Oxford Road, LLC)
  - e. Portion of 268 Oxford Road – Map: 34 Block: 9 Lot: EV4A (Owner: Barbara Scianna)
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- a. Letter dated August 13, 2014 from Scott Halstead, W.P.C.A.
  - b. Letter dated August 14, 2014 from the Board of Fire Chiefs to Planning & Zoning.
  - c. Letter dated August 14, 2014 from Sgt. Daniel Semosky – Oxford Resident State Trooper.

*The Public will be invited to speak regarding the site plan application for Phase 1.*

**NEW BUSINESS**

## **BOND RELEASES**

- 1.) **Oxford Greens – Pulte Homes Phase III – Surety Bond # 8195-39-38 – Performance Bond**  
(Request for Bond Release) ***TABLED (Referred to Town Engineer)***
- 2.) **Oxford Greens – Pulte Homes Phase II & III – Letter of Credit # DBS – 18769 – Soil & Erosion Bond** (Request for Bond Release) ***TABLED (Referred to Town Engineer)***
- 3.) **Randal Drive – Susan Kopec Jutcawitz** (Request for release of Maintenance Bond)  
***TABLED (Referred to Town Engineer)***

## **ZONING ENFORCEMENT**

The ZEO will discuss the following items:

- 1.) Notice of Non-Extension of Bond regarding Pulte Homes of New England, LLC.
- 2.) Letter dated August 7, 2014 from Anna Rycenga, ZEO to Jim Hliva, Finance Director  
Re: 12 Surrey Lane
- 3.) Letter dated August 12, 2014 from Anna Rycenga, ZEO to Len & Caroline Gerwien  
Re: 439 Quaker Farms Road
- 4.) Letter dated August 12, 2014 from Anna Rycenga, ZEO to Rose Shaw  
Re: 653 Oxford Road

## **ACCEPTANCE OF MINUTES:**

1. June 10, 2014 Public Hearing Minutes – Heav’nly Donuts.
2. July 1, 2014 Regular Meeting Minutes.
3. July 15, 2014 Regular Meeting Minutes.

## **INVOICES**

- 1.) Invoice # 218-14 from Nafis & Young Engineers.
- 2.) Invoice # 5202 from Turner Miller Group.
- 3.) Invoice from Peter Olson, Land Use Counsel for Glendale Appeal.

## **OTHER BUSINESS**

- 1.) Discussion regarding RBC Bearings – Bond Release.
- 2.) Any other business the Commission deems necessary for discussion.

## **UPCOMING EVENTS/MEETINGS:**

***Public Hearing on September 2, 2014 at 7:00 PM*** – Planning & Zoning Commission – Moratorium on Medicinal Marijuana Dispensaries.

## **ADJOURNMENT**

Respectfully submitted,

*Jessica Pennell*

Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

14 AUG 15 PM 3:20

TOWN OF SASSFORD, CT

*Margaret A. West*

TOWN CLERK