



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 Agenda
Tuesday, May 6, 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

OLD BUSINESS

- 1.) **Z-14-024 [COMM] – 244 & 246 Oxford Road - Owner: Towantic Mountain Associates, LLC, Applicant: Jeff Haney, 579 Chestnut Tree Hill Road** (Change of Use Permit)
(Expansion of Liquor Store) (***TABLED ON 4/15/2014***)
- 2.) **Z-14-023 [IND] – 207 Christian Street - Owner & Applicant: 207 Christian Street, LLC**
(Site Plan Application for Minor Regrade & 5,500 sq. ft Building) (***REFERRED TO TOWN ENGINEER/TABLED***)

NEW BUSINESS

- 1.) **Z-14-012 – Oxford Commons – Owner & Applicant: Garden Homes Management Corp., By Mark Branse, Esq. Address: 117 Hurley Road (Map:2 Block: 36 Lot: 2) & Hurley Road (Map:2 Block: 36 Lot: 2B)** (Application for Site Plan Approval – C.G.S. 8-30g)
(Proposed Development for manufactured housing community containing 124 home spaces and infrastructure)
- 2.) **Z-14-026 [COMM] – 72 Oxford Road – “Fritz’s Snack Bar”, Owner: Robert Fritz, Applicant: Glenn Fritz** (Application for overhang & Outdoor Seating)
- 3.) **Z-14-027 [COMM] – Applicant & Owner: Oxford Towne Center, LLC – Project: Oxford Town Center – 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)

(Zone Change) (Map Amendment) (*SET PUBLIC HEARING DATE*)

4.) **Z-14-028 [COMM] – Applicant & Owner: Oxford Towne Center, LLC – Project: Oxford Town Center – 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)

(Village Center Mixed Use District – Conceptual Plan) (*SET PUBLIC HEARING DATE*)

5.) **Z-14-036 [COMM & AQUIFER] – 35 Oxford Road – Owner: Benn Development, LLC Applicant: Anastasio Badas – “Heav’nly Donuts”** (Site Plan Modification) (Use Permit) (Special Exception - Article 14, Section 14.1.5 & Section 14.3) (*SET PUBLIC HEARING DATE*)

6.) **Z-14-037 [COMM] – 55 Old State Road (Unit #2) – Owner: Raymond Reynolds/55 Old State Property, LLC., Applicant: Syliva Eli – “Sylvia Psychic”** (Change of Use Permit)

BOND RELEASES

- 1.) **Z-09-044 – BPSIS, LLC, 90 Donovan Road** (Request for Bond Release) (*Awaiting Town Engineer’s Comments/Report*)
- 2.) **Z-12-075 [IND] – 104 Willenbrock Road – Roller Bearing Company of America, Inc.** (Request for Bond Release) (*Forward to Town Engineer for Review*)

LITIGATION

ZONING ENFORCEMENT

The ZEO will present to the Commission any reports/information/or other items deemed necessary.

- 1.) Bond – Belmar Farms, LLC

CORRESPONDENCE

- a.) **FYI – Received 4/16/2014** – Ordinance Regarding Adoption of Connecticut General Statute §§4-124i-4-124p – Pertaining to Creating and Joining the Naugatuck Valley Council of Governments.
- b.) **Letter received 4/17/2014 from Chris Petronis**
- c.) **Memorandum dated 4/17/2014 from Selectmen’s Office** – Alternate Commission Member Appointment.

- d.) **Referral Notice dated 4/28/2014 from the Town of Monroe** – Petition RAA-2014-03 – Medical Marijuana Dispensary and Production Facility.
- e.) **Referral Notice dated 4/28/2014 from the Town of Monroe** – Petition RAA-2014-02 – Drive Through and Exterior Service Windows.

ACCEPTANCE OF MINUTES:

- 1. March 18, 2014 Public Hearing Minutes – Glendale
- 2. March 31, 2014 Public Hearing Minutes – Glendale
- 3. April 1, 2014 Public Hearing Minutes – Garden Homes
- 4. April 1, 2014 Regular Meeting Minutes
- 5. April 15, 2014 Public Hearing Minutes – Glendale
- 6. April 15, 2014 Public Hearing Minutes – Garden Homes
- 7. April 15, 2014 Regular Meeting Minutes

INVOICES

- 1.) Invoices # 061-14 & # 087-14 from Nafis & Young Engineers.
- 2.) Invoices from Turner Miller Group New England
#5189, #5190, #5191, #5194
- 3.) Statement/Invoice from Micci & Korolyshun, P.C.
Re: File No. 9392 Garden Homes Site Plan Application.

OTHER BUSINESS

- 1.) Any other business the Commission deems necessary for discussion.


UPCOMING EVENTS/MEETINGS:

- *The Hurley Group – Continued Public Hearing – May 13, 2014 at 5:00 PM.*
- *Planning & Zoning Text Amendment Public Hearing – May 20, 2014 at 7:00 PM.*
- *Proposed Zoning Text Amendment – 52 Donovan Road – May 20, 2014 at 7:05 PM.*

ADJOURNMENT

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

14 MAY -2 PM 2:36
TOWN OF OXFORD, CT

TOWN CLERK