



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, July 15, 2014

7:30 PM

Oxford Town Hall
Main Meeting Room

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

EXECUTIVE SESSION - LITIGATION

1. Glendale at Oxford, LLC vs. Oxford Planning & Zoning Commission

AUDIENCE OF CITIZENS (Not for Pending Applications)

AMENDMENTS TO AGENDA

OLD BUSINESS

NEW BUSINESS

- 1.) **Z-14-058 [IND] –Patriot Business Park – Lot 15A Hawley Road – Map: 18 Block: 30 Lot: 15A – Owner & Applicant: X Real Property, LLC c/o Mr. Andreas Hierzer** (Site Plan Approval for Industrial Building – 99,000 sq. ft.) (Special Exception – Article 14, Section 14.3)
- 2.) **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)

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.) **Z-11-057 [IND] C.E.D. Services, Inc – 3 Fox Hollow Road**
(Requests for Bond Release) ***TABLED (Referred to ZEO)***
- 4.) **Lakeside Estates – The DSA Companies – Maintenance Bond # 98-1388** (Request for Bond Release) ***TABLED (Referred to Town Engineer)***

ZONING ENFORCEMENT

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

- a. Letter dated July 8, 2014 from Anna Rycenga, ZEO to Jocelyn Turcott – 156 Park Road
- b. Z-14-076 – 297 Oxford Road (Post Office Relocation)

CORRESPONDENCE

- a.) Notice of Non-Extension of Letter of Credit for Pulte Group Inc.
- b.) Letter dated July 1, 2014 from Susan Kopec Jutcawitz – Request for remaining Maintenance Bond (***Refer to Town Engineer***).
- c.) Letter dated July 3, 2014 from Arnold M. Karp of First Oxford House, LLC
Re: Request for Bond Release (***Refer to ZEO***).
- d.) Letter from Brennan's Shebeen to Tanya Carver, Chairman.

ACCEPTANCE OF MINUTES:

1. May 13, 2014 Public Hearing Minutes – The Hurley Group
2. May 27, 2014 Public Hearing Minutes – Oxford Town Center

INVOICES

- 1.) Invoice # 176-14 from Nafis & Young Engineers.
- 2.) Invoice from Micci & Korolyshun, P.C. for Oxford Commons – Garden Homes.

OTHER BUSINESS

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

UPCOMING EVENTS/MEETINGS:

ADJOURNMENT

Respectfully submitted,

Jessica Pennell

Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

14 JUL 14 PM 5:41
TOWN CLERK
Magdalen A. West
TOWN CLERK