



**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, August 5, 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)

***PLEASE NOTE THAT THE PUBLIC IS INVITED TO MAKE COMMENTS DURING THIS MEETING REGARDING Z-14-075 – Oxford Town Center – Phase 1.***

**AMENDMENTS TO AGENDA**

**CORRESPONDENCE**

- a.) Letter dated 7/25/2014 from State of CT Siting Council  
Re: EM-SPRINT-108-140702 – Modify existing telecommunications facility at 107 Willenbrock Road.
- b.) Letter dated 7/23/2014 from Debbie Gatto  
Re: Aggie Park Conceptual Plan – Presentation by Aggie Park Building Committee

**NEW BUSINESS**

- 1.) **589 Investments, LLC – Hawley Road & Christian Street – (Lot Line Revision) Map: 18 Block: 30 Lots: 15 & D12** (Authorize Chairman & Secretary to sign Mylar)

**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)

### **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)***  
  
a.) Letter dated 7/29/2014 from Nafis & Young Engineers.
- 5.) **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.) Revised letter to Civil 1 regarding 119 Hawley Road – 589 Investments, LLC.
- 2.) Letter from Anna Rycenga, ZEO to Anika Singh Lemar dated July 21, 2014  
Re: Freedom of Information Request
- 3.) Letter from Anna Rycenga, ZEO to Gregory & Dawn Stramoski dated July 22, 2014  
Re: 11 Kerski Drive
- 4.) Letter from Anna Rycenga, ZEO to Jim Hliva dated July 23, 2014  
re: Bond Release – 1 Oak Glen Hill Road
- 5.) Letter from Anna Rycenga, ZEO to Jim Hliva dated July 23, 2014  
Re: Bond Release – 441 Oxford Road
- 6.) Letter from Anna Rycenga, ZEO to Jim Hliva dated July 24, 2014  
Re: Bond Posted – 13 Davis Road

### **ACCEPTANCE OF MINUTES:**

1. July 1, 2014 Public Hearing Minutes – Patriot Business Park/XAL, Inc.
2. June 10, 2014 Special Meeting Minutes.
3. April 15, 2014 Public Hearing Minutes – Garden Homes.

### **INVOICES**

- 1.) Invoice # 176-14A from Nafis & Young Engineers.

- 2.) Invoice # 176-14-B from Nafis & Young Engineers.
- 3.) Invoice from Micci & Korolyshun, P.C. for Oxford Commons – Garden Homes.
4. Invoices from Turner Miller Group: 5197, 5185 & 5200.

**OTHER BUSINESS**

- 1.) Discussion with possible action regarding a Moratorium on Medicinal Marijuana

**UPCOMING EVENTS/MEETINGS:**

**Public Hearing on *August 19, 2014 at 7:00 PM*** – Planning & Zoning Commission Proposed Text Amendments.

**ADJOURNMENT**

Respectfully submitted,



Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

14 AUG -4 AM 10:12  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK