



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

Planning & Zoning Commission

Special Meeting Agenda
Tuesday, July 1, 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-14-001 [RES-A] – Glendale at Oxford – Owner & Applicant: Glendale at Oxford, LLC, Christian Street (Map: 19 Block: 26 Lot: 1)** (Zoning Regulations Amendment- Proposed New Article 5B – Housing Opportunity Development District – HODD)

Z-14-002 [RES-A] – Glendale at Oxford – Owner & Applicant: Glendale at Oxford, LLC, Christian Street (Map: 19 Block: 26 Lot: 1) (Zoning Map Amendment)

Z-14-003 [RES-A] – Glendale at Oxford – Owner & Applicant: Glendale at Oxford, LLC, Christian Street (Map: 19 Block: 26 Lot: 1) (Application for Site Plan Approval)

**Reapprove and set effective date for the Zoning Map Amendment & Zoning Text Change.*

- 2.) **Z-14-059 [IND] – 1 Jack's Hill Road - Owner: Sippin Management – Applicant: Wendy Gilchrest, Gyre 9, LLC** (Use Permit)

**Tabled on June 10, 2014.*

NEW BUSINESS

- 1.) **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)

**Closed Public Hearing on June 2, 2014.*

- 2.) **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)

**Closed Public Hearing on June 3, 2014.*

- 3.) **Z-14-072 [RESA] – Owner: Oxford Historical Society – Applicant: John Konicki – 60 Towner Lane** (Sign Permit)
- 4.) **Z-14-070 [IND] – Applicant: Mead Construction, LLC, Gary Mead, Owner: Entrepot BUI, LLC – 7 Fox Hollow Road** (Greenhouse – 1,800 square feet) (Deck – 640 square feet)
- 5.) **Z-14-071 [IND] – Applicant: GenQuip, LLC, Rob Rottman – Owner: V.A.S.E – 119 Hawley Road, Suite 103** (Change of Use Permit)

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)
- 4.) **Lakeside Estates – The DSA Companies – Maintenance Bond # 98-1388** (Request for Bond Release) *(Refer to Town Engineer)*

LITIGATION

ZONING ENFORCEMENT

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

CORRESPONDENCE

- a.) Letter dated June 23, 2014 from John DiBiaso to the Planning & Zoning Commission
- b.) Correspondence from various residents of Meadow Brook Estates – Received June 25, 2014

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 15, 2014 Regular Meeting Minutes

INVOICES

- 1.) Invoices # 098-14A&B, # 141-14, & #142-14 from Nafis & Young Engineers
- 2.) Statement & Invoice from Peter Olson
Re: Glendale Appeal

OTHER BUSINESS

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

UPCOMING EVENTS/MEETINGS:

- *July 15, 2014 – Planning & Zoning Regulation Amendment Public Hearing Continued – 7:00 PM*

ADJOURNMENT

Respectfully submitted,



Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

14 JUN 30 PM 4:25
TOWN CLERK
C. Mangano
TOWN CLERK