

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
Wednesday, January 29, 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.) **Implementation of judicial decision:** Garden Homes Management Corporation v. Planning & Zoning Commission of the Town of Oxford.
Codification and Incorporation of Article 6A Mixed Income Housing District into Oxford Zoning Regulations - Amendment of Oxford Zoning Map to apply Mixed Income Housing District to property known as 40.79 acres Hurley Road, Donovan Road & Airport Access Road.
- 1.) **Z-13-162 [RESA] – Address: 10 Walter Lane; Owner: Steve Graham; Applicant: Fred D'Amico** (Proposed Barn exceeding 1,000 square feet) (Special Exception, Article 5, Section 2.6)
- 2.) **Z-13-163 [OPD] – Address: 556 Oxford Road; Owner(s): John & Julia Steinis Applicant: Erika Ball/Tiki Monster Realty, LLC**
(Special Exception – Request for Site Plan Approval)

NEW 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) ***SET PUBLIC HEARING DATE***

- 2.) **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) ***SET PUBLIC HEARING DATE***
- 3.) **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) ***SET PUBLIC HEARING DATE***
- 4.) **Z-14-004 [POD] – 766 Oxford Road, Owner: Preng Pergioka – Applicant: Altin Pergioka (George Transport, LLC)** (Cottage Business Permit) (Use Permit)
- 5.) **Z-14-005 [RES-A] – 148 Riggs Street, Beth Acres - Applicant & Owner: Brian Botti** (Re-Subdivision Application) ***SET PUBLIC HEARING DATE***

BOND RELEASES

LITIGATION

ZONING ENFORCEMENT

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

CORRESPONDENCE

- a.) Letter to the Board of Selectmen from Planning & Zoning dated 1/9/2014 – Transfer
- b.) Letter to the Board of Selectmen from Planning & Zoning dated 1/9/2014 – Transfer
- c.) FOI Request from Garden Homes Management Corporation dated 1/9/2014
- d.) Letter to First Selectman Temple from Chairman Tanya Carver dated 1/13/2014
- e.) Memorandum from the Selectmen's Office to Planning & Zoning dated 1/16/2014 – Alternates
- f.) Letter to Anna Rycenga, ZEO from Sarah Lingenheld dated 1/14/2014 – Cocchiola Paving, Inc.
- g.) Notice from DEEP **Re:** Notice of Intent to Modify General Permit for Water Resources Construction Activities for Compliance with 2013 Legislative Changes.
- h.) Letter dated 1/15/2014 to Chairman Carver from Kevin Condon, Town Counsel
Re: Towantic Project

ACCEPTANCE OF MINUTES:

- 1.) January 7, 2014 Public Hearing Minutes – 7:00 PM
- 2.) January 7, 2014 Public Hearing Minutes – 7:05 PM
- 3.) January 7, 2014 Regular Meeting Minutes
- 4.) January 15, 2014 Special Meeting/Workshop Minutes – 6:00 PM

INVOICES

- 1.) Invoice # 496-13 from Nafis & Young Engineers
- 2.) Invoice from Land Use & Conservation Counsel, Peter Olson
- 3.) Invoice from Land Use & Conservation Counsel, Peter Olson

- 4.) Invoice from Land Use & Conservation Counsel, Peter Olson

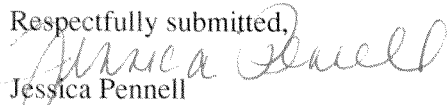
OTHER BUSINESS

- 1.) "Policies of the Oxford Planning & Zoning Commission" last revised on Feb. 1, 1996
2.) Any other business the Commission deems necessary for discussion.


UPCOMING EVENTS/MEETINGS:

ADJOURNMENT

Respectfully submitted,


Jessica Pennell

Administrative Secretary
Planning & Zoning Commission

RECEIVED 1/28/2014
AT 1:53 pm
TOWN OF OXFORD

TOWN CLERK
