



**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, October 7, 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**

**CORRESPONDENCE**

- a.) CT Federation of Planning & Zoning Agencies Quarterly Newsletter (Informational Only)
- b.) Letter dated September 18, 2014 from George Temple to Robbi Costigan. (Informational Only)
- c.) Letter dated September 18, 2014 from George Temple to Alvaro DaSilva. (Informational Only)

**OLD BUSINESS**

- 1.) **Z-14-091 [COMM] – Owner: Vicki Frenzel, Applicant: G. Nevers Carpentry, LLC 8 Bice Drive** (Site Plan Modification – Addition, Breezeway and Relocation of Existing Garage) (***AWAITING RESPONSE FROM TOWN PLANNER AND TOWN FEMA COORDINATOR***)

**NEW BUSINESS**

- 1.) **Z-14-009 [COMM] – Owner: Thomas Hylwa Applicant: Little River Power Equipment, Inc. 117 Oxford Road** (Special Exception, Article 7, Section 7.3.9 & 7.3.10) (Outside Trailer Sales) (***SET PUBLIC HEARING DATE***) (***REFER TO APA COORDINATOR***)
- 2.) **Z-14-100 [IND] – Owner: 207 Christian Street Associates, LLC Applicant: Tim Spahn – Colonial Pet Cremation Services, LLC – 207 Christian Street** (Special Exception – Article 9, Section 9.3.10) (***SET PUBLIC HEARING DATE***)

- a.) Letter dated 9/30/2014 from Tim Spahn.
- 3.) **Z-14-102 [COMM] – Owner: Robert Fritz, Sr., Applicant: Glenn Fritz – 72 Oxford Road**  
(Use Permit - Annual Car Show)

### **BOND RELEASES**

- 1.) **Oxford Greens – Pulte Homes Phase III – Surety Bond # 8195-39-38 – Performance Bond**  
(Request for Bond Release) (*AWAITING INFORMATION FROM TOWN COUNSEL*)
- Oxford Greens – Pulte Homes Phase II & III – Letter of Credit # DBS – 18769 – Soil & Erosion Bond** (Request for Bond Release) (*AWAITING INFORMATION FROM TOWN COUNSEL*)
- 2.) **Randal Drive – Susan Kopec Jutcawitz** (Request for release of Maintenance Bond)  
(*TABLED*) (*Referred to Town Engineer*)

### **ZONING ENFORCEMENT**

1. Letter dated September 17, 2014 from Kelly Weymer, Acting ZEO to Glenn Fritz  
Re: **72 Oxford Road**
2. Letter dated September 19, 2014 from Kelly Weymer, Acting ZEO to Kevin Condon  
Re: **11 Kerski Drive**

### **APPROVAL OF MINUTES**

- 1.) September 16, 2014 Regular Meeting Minutes
- 2.) September 16, 2014 Public Hearing Minutes

### **INVOICES**

- 1.) Invoice dated 10/1/2014 from Micci & Korolyshun, P.C. for Garden Homes Appeal.
- 2.) Invoice No. 14-22 – No. 14-27 from Anne Sohon, Court Stenographer.
- 3.) Invoice # AFC-11148 from the American Folder Company

### **OTHER BUSINESS**

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

### **UPCOMING EVENTS/MEETINGS:**

#### **Advanced Land Use Academy Training**

Saturday, November 1, 2014  
Middlesex County Extension Office in Haddam, CT  
\$40.00 per person.

#### **Municipal Staff Forum – Inland Wetlands & Aquifer Protection**

Thursday, October 30, 2014  
9:00 AM – 12:30 PM

Central CT State University  
FREE!!

**ADJOURNMENT**


Respectfully submitted,



Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

14 OCT -3 AM 11:43  
TOWN OF DANBURY, CT  
  
TOWN CLERK