



**TOWN OF OXFORD**  
**PLANNING & ZONING COMMISSION**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**Tuesday, August 18, 2020**  
**7:30 PM - Online/Remote Meeting**

The Planning & Zoning Commission will meet remotely on Tuesday, August 18, 2020, at 7:30 PM.

Members of the public and applicants that would like to join us online can access the meeting using the following information:

**Option #1:** Join with Google Meet

**Meeting ID:**

[meet.google.com/fyb-qeho-hek](https://meet.google.com/fyb-qeho-hek)

**Option #2:** Join by Phone

**Phone Numbers:** (US) [+1 626-346-9641](tel:+16263469641)

**PIN:** 406 968 828#

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**V. PUBLIC HEARINGS**

**A. Recessed Public Hearings:**

*The following Public Hearing recessed to Tuesday, August 4, 2020 at 7:30 PM.*

1. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.**  
**Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT**  
(Re-subdivision of Lot #2)

- a. Email dated 8/4/2020 from Matthew Mihaly – Application Withdrawn

**B. New Public Hearings - NONE**

**C. Future Public Hearings – NONE**

**VI. REGULAR MEETING BUSINESS**

**A. Amendments to the Agenda – NONE**

**B. Audience of Citizens – (Items not listed on the Agenda)**

**C. Correspondence – NONE**

**D. Old Business – Matters on which a Public Hearing was held**

1. **Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Haven Rowing Club**  
**Owner:** New Haven Rowing Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC  
(Special Exception, Article 5, Section 5.3.1 - Non-Commercial Recreational Use)  
*Note: Public Hearing closed on 6/16/20; Extension to September 15, 2020.*

**E. Old Business – Other Matters**

1. Bond Release Request – Haynes Construction Company – Meadowbrook Estates  
*(Referred to Jim Galligan, P&Z Engineer – Awaiting Report)*
2. Bond Release Request – Oxford Supply, LLC – Subdivision/Performance Bond  
*(Referred to Jim Galligan, P&Z Engineer – Awaiting Report)*

**F. New Business – Schedule a Public Hearing**

1. **Z-20-327 [RESA] - 312 Chestnut Tree Hill Road - Owner:** Estate of Serge Mihaly, Sr.  
**Applicant:** Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT  
(2-Lot Re-subdivision)

*Proposed Public Hearing Date: Tuesday, September 8, 2020.*

**G. New Business**

1. **Z-20-081 [VCMUD] – 320 Center Rock Green – Owner:** Oxford Towne Center, LLC  
**Applicant:** Tracy Tenpenny, “Tea with Tracy”, 22 Winter Street, Ansonia, CT  
(Use Permit)

**H. Zoning Enforcement**

1. 27 Silano Drive – Update
2. 317 Riggs Street – Update

**I. Municipal Planner**

1. Zoning Regulations Subcommittee Update

**J. Minutes**

1. May 19, 2020 – Regular Meeting Minutes
2. June 16, 2020 – Regular Meeting Minutes

**K. Invoices**

1. Land Use & Conservation Counsel – Invoice # 1023.18 – TPB Appeal
2. Land Use & Conservation Counsel – Invoice # 1023.20 – Timberlake 8-30g Appeal

**L. Other Business**

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

**M. Adjournment**

Respectfully submitted,

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Jessica Pennell, Coordinator  
Planning & Zoning Commission