



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
(P) 203.888.2543 (F) 203.888.4543
www.Oxford-CT.gov

Planning & Zoning Commission

Regular Meeting Agenda

Tuesday, June 20, 2017

7:30 PM

**Oxford Town Hall
Main Meeting Room**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

SEATING OF ALTERNATES

AMENDMENTS TO THE AGENDA

CORRESPONDENCE

- a. *Letter dated 6/6/2017 from Lorraine Tirella – FOI Request*
- b. *Letter dated 6/7/2017 from Lorraine Tirella – FOI Request*
- c. *Letter dated 6/7/2017 from the Oxford Plan of Conservation and Development Commission*
- d. *Letter dated 6/9/2017 from Scott J. Pelletier to Planning & Zoning.*
- e. *Letter dated 6/14/2017 from the Oxford Conservation Commission*

AUDIENCE OF CITIZENS

NEW BUSINESS

1. **Z-17-070 [RGCD] – Timberlake Apartments at Oxford Greens – Riggs Street – Owner & Applicant: Timberlake Investment Partners V, LLC**

Proposed as a two (2) part application:

- a. **Zoning Text Amendment** (Proposed New Article 5A - Zone Text Amendment to Permit Non-Age Restricted Housing with an Affordable Component, in the RGCD Section 5A.8B)
- b. **Site Plan Application** (197 Units – Compliant with CGS§ 8-30g)

**Accept application as complete and set Public Hearing date.*

2. **Z-17-071 [RESA] – Riverview Subdivision – Riverview Road – Owner: Lars Realty, LLC – Applicant: Cocchiola Paving, Inc. (Re-subdivision of Parcel "D")**

**Accept application as complete and set Public Hearing date.*

3. **Z-17-072 [RESA] – Riverview Subdivision – Riverview Road – Owner: Lars Realty, LLC – Applicant: Cocchiola Paving, Inc.** (Excavation Permit – 16,000 cubic yards)

**Accept application as complete and set Public Hearing date.*

4. **Z-17-075 [IND] – Pheasant Run Industrial Park – Lot #2 – Owner & Applicant: 589 Investments, LLC** (2 Lot Re-subdivision)

**Accept application as complete and set Public Hearing date.*

5. **Z-17-076 [COMM] – Oxford Towne Center – “Quarry Walk” – 304 Oxford Road**
Owner & Applicant: Oxford Towne Center, LLC (Zone Map Amendment – Change zone from COMM to VCMUD)

**Accept application as complete and set Public Hearing date.*

6. **Z-17-077 [VCMUD] – Oxford Towne Center – “Quarry Walk” – 304 Oxford Road**
Owner & Applicant: Oxford Towne Center, LLC (Site Plan Application)

**Accept application as complete and set Public Hearing date.*

7. **Z-17-078 – [IND] – Pheasant Run Industrial Subdivision – Lot #5 Owner: 589 Investments, LLC – Applicant: Knapp Real Estate and Development** (Site Plan Application)

- a. Project Introduction/Narrative

**Refer to James H. Galligan, PZC Engineer and Brian J. Miller, Town Planner.*

OLD BUSINESS

1. **Z-17-059 [IND] – Pheasant Run Industrial Subdivision – Lot #4 Applicant & Owner: 589 Investments, LLC** (Excavation Permit) (Public Hearing Waived on 6/6/2017)

- a. Letter dated 6/8/2017 from Emily Jones.

BONDS/BONDS RELEASES

ZONING ENFORCEMENT

- Report of the ZEO on complaints, violations and any other items deemed necessary for discussion/action by the Commission.

APPROVAL OF MINUTES

1. 6/6/2017 Regular Meeting Minutes

INVOICES

1. Nafis & Young Invoice #243-17 – General Engineering Services

OTHER BUSINESS

1. Committee Updates (POCD/Policies & Procedures)

2. Any other items the Commission deems necessary for discussion.

ADJOURNMENT

Respectfully submitted,

Jessica Pennell

Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

17 JUN 15 PM 12:21
TOWN OF OXFORD, CT
Thomas A. West
TOWN CLERK