



**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, December 7, 2021**  
7:30 PM – Main Meeting Room  
S.B. Church Memorial Town Hall

The meeting is accessible online by using the following information:

**Meeting Link:**

<https://zoom.us/j/6727345461?pwd=d3NvbG8zWmNSWnlVQmgrZGdBNyt6dz09>

**Meeting ID:** 672 734 5461

**Passcode:** 588851

**Join by Phone:** +1 929 205 6099

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**V. CHAIRMAN UPDATES**

**VI. PUBLIC HEARINGS**

**A. Recessed Public Hearings:**

1. **Z- 21-133 [COMM] – 60 Oxford Road – Owner & Applicant:** Pitt-Conn Holdings, LLC,  
15 Apple Drive, Oxford, CT 06478 – Proposed “Dunkin Donuts”  
*(Special Exception – Article 10, and Article 7 - Section 7.7.3.2- Drive Thru Window)*  
*(60-day extension received on 11/16/2021)*

- a. Letter dated 11/24/2021 from Donald W. Smith, Jr., P.E.
- b. Revised Site Plan

**B. New Public Hearings – NONE**

**C. Future Public Hearings – NONE**

## **VII. REGULAR MEETING BUSINESS**

### **A. Amendments to the Agenda**

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

### **C. Correspondence**

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

1. **Proposed Amendment to the Zoning Regulations** - *Proposed 18-month Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis.*
2. **Z-21-142 [VCMUD] – 400 Boulder Pass – Owner & Applicant:** The Residences at Quarry Walk, LLC in c/o Attorney Dominick Thomas, 315 Main Street, P.O. Box 313, Derby, CT (*Re-subdivision – Article 6, Section 6.2.4*) (*Public Hearing Closed on 11/16/2021*) (*Authorize Chairman & Secretary to Sign Mylar when approved*)

### **E. Old Business – Other Matters**

1. **Z-02-237 – Mountain Road Estates – “Meadowbrook Estates”** (*Bond Release Request*) (*Referred to Jim Galligan on 11/16/2021 for final inspection*)
2. **Z-09-106 – Lot 11 – Woodruff Hill Industrial Park, 62 Prokop Road – Applicant & Owner:** Tomsuwa, LLC, 297 White Street, Danbury, CT 06810 (*Extension Request*) (*Discussion with Possible Action*)
3. **Show cause hearing – 36-40 Hunter’s Mountain Road – Recessed on 11/16/2021**

### **F. New Business – Schedule a Public Hearing - NONE**

### **G. New Business – Other**

1. **Z-21-166 [VCMUD] – 315 Center Rock Green, Suite 2, 2<sup>nd</sup> Floor – Owner:** Oxford Towne Center, LLC – **Applicant:** “Law Office of Andrew J. Pianka, LLC”, Andrew J. Pianka, 18 Lake Drive, Oxford, (*Use Permit*)
2. **Z-21-167 [VCMUD] – 315 Center Rock Green, Suite 3, 2<sup>nd</sup> Floor – Owner:** Oxford Towne Center, LLC – **Applicant:** “Miller Investment”, William M. Miller, Jr., 2 Deanna Drive, Oxford (*Use Permit*)

### **H. Zoning Enforcement**

### **I. Minutes**

1. 10/5/2021- Regular Meeting Minutes
2. 10/19/2021 – Regular Meeting Minutes
3. 11/16/2021 – Organizational Meeting Minutes

**J. Invoices**

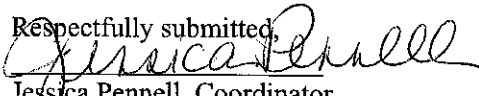
1. **Rev.com, Inc. Order # TC0056192565** - Ref/Name - October 20, 2020 Meeting - \$156.00  
(Reimburse Jessica Pennell)

**K. Other Business**

- a. Pre-application review of use of property located at 81 Newgate Road pursuant to §7-159(b) of the CT General Statutes.
- b. Approve 2022 Regular Meeting Schedule (Chairman & Secretary Signatures required)
- c. Organizational Meeting Item F (2) – Tabled from 11/16/2021 Organizational Meeting
- d. Any other items the Commission deems necessary for discussion.

**L. Adjournment**

Respectfully submitted,



Jessica Pennell, Coordinator  
Planning & Zoning Commission

21 DEC -6 AM 11:49  
TOWN OF OXFORD, CT  
*Christina A. West*  
TOWN CLERK