



**TOWN OF OXFORD**  
**PLANNING & ZONING COMMISSION**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
**www.Oxford-CT.gov**

**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**Tuesday, February 1, 2022**  
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/97123673344?pwd=OU0zWUZpOU1hcUJwK1VIU0pGTHpnZz09>

**Meeting ID:** 920 9192 3239

**Passcode:** 441704

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

**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, March 1, 2022*:**

- 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)***

**B. New Public Hearings – NONE**

**C. Future Public Hearings**

***The following Public Hearings will be held on Tuesday, February 15, 2022:***

- 1. Z-22-014 – Applicant & Owner: Pitt-Conn Holdings, LLC, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT, 06418** ***(Proposed Text Amendment to the Zoning Regulations Article 3, General Regulations; (Amend) Section 3.24, Parking – General Requirements)***

2. **Z-22-015 – Applicant & Owner: Marc Deslauries, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT, 06418** *(Proposed Text Amendments to the Zoning Regulations – Article 5, (New) Section 5.3.5; Article 10, (New) Section 10.12, (Amend) Article 17.2.1)*

## **VI. 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**

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

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

### **G. New Business – Other**

1. **Z-22-019 [IND] – 2 Pheasant Run Road (Lot 1R) – Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant Cecir & Esma Selmani, 43 Eagle View Road, Southbury, CT** *(Site Plan – Construct a 30,000 sq. ft. warehouse facility)*

### **H. Zoning Enforcement**

### **I. Minutes**

1. 11/16/2021 Regular Meeting Minutes
2. 12/7/2021 Regular Meeting Minutes
3. 1/4/2022 Regular Meeting Minutes

### **J. Invoices**

1. Invoice – McSherry Law Office

### **K. Other Business**

- a. Letter from Lisa Foster dated 12/1/2021  
Re: Riverview Drive *(Referred to Land Use Counsel, Kevin McSherry)*
- b. Property Located at 36 – 40 Hunter’s Mountain Road *(Recessed)* – Awaiting Wetlands Action
- c. Any other items the Commission deems necessary for discussion.

### **L. Adjournment**

Respectfully submitted,

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Jessica Pennell, Coordinator  
Planning & Zoning Commission