



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, March 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/91263830323?pwd=Q2NYdk4VUbnMWtyWndZY1NPdzRJQT09>

Meeting ID: 912 6383 0323

Passcode: 845338

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 Hearings are *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)

Correspondence:

- a. Email received 2/22/22 from Susan Arpin
 - b. Email received 2/23/22 from Eric Goldstein
2. **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)*

Correspondence:

- a. Letter dated 2/21/22 from Jim Galligan, Planning & Zoning Engineer.
3. **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)*

Correspondence:

- a. Letter from Anthony SanAngelo
- b. Letter from Terri Maltese
- c. Letter from Alexander Quoka
- d. Letter from Tracy Stella
- e. Letter from John Quoka
- f. Letter dated 2/24/22 from Attorney Peter Olson to Chairman Pat Cocchiarella.

C. Future Public Hearings – Scheduled for Tuesday, March 15, 2022

1. **Z-22-019 - Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant Becir Esma Selmani, 43 Eagle View Road, Southbury, CT** *(Proposed Amendments: Article 2 – Definitions, add Section 2.45(a), Article 9, Industrial District – add Section 9.23.3, Article 10 Special Exceptions, add 10.11.1-10.11.4)*
2. **Z-22-031 [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 (Special Exception – Use – Self-Storage)** *(Site Plan – Construct a 30,000 sq. ft. Industrial building)*

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

G. New Business – Other

H. Zoning Enforcement

I. Minutes

1. 12/7/21 Regular Meeting Minutes
2. 2/1/22 Regular Meeting Minutes

J. Invoices – None

K. Other Business

- a. Riverview Drive – Lars Realty – Bond Release (Referred to Counsel)
- b. Property Located at 36 – 40 Hunter’s Mountain Road (*Recessed*) – Awaiting Wetlands Action
- c. Riverbend Estates, LLC - Bond Release and Acceptance of Road
- d. Discussion with possible action – New Land Use Legislation – Opt-Out Process
- e. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission