

TOWN OF OXFORD

PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall

486 Oxford Road, Oxford, Connecticut 06478-1298

www.Oxford-CT.gov



Regular Meeting Agenda

Tuesday, June 5, 2018

7:30 PM

Main Meeting Room

S.B. Church Memorial Town Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

SEATING OF ALTERNATES

PUBLIC HEARINGS:

- **Chairman will outline Public Hearing Procedures.**

Z-18-184 [RESA] - 219 Meadowbrook Road (Map: 35 Block: 80 Lot: 23-1)

Owner & Applicant: Mountain Road Estates, LLC, 30-D Progress Ave, Seymour, CT

Application: Special Exception; Article 5, § 5.3.3 and Article 10, § 10.10

(Proposed additional Age Restricted Housing Units – Meadow Brook Estates)

Z-18-180 [COMM] – 35 Oxford Road, (Map: 80 Block: 35 Lot: 30)

Owner: Dave Dambryoso/Jave, LLC, 60 Quaker Farms Rd, Oxford, CT

Applicant: Guerrero Construction, 154 Christian St, Oxford, CT

Application: SE; Article 14, § 14.6 (Temporary Use of Processing Machinery for Site Improvement)

Z-18-183 [IND] 21 & 23 Nichols Road, (Map: 18 Block: 30 Lot: 6 & 6-1)

Owner: T & C Partners, LLC c/o Atty. Dominick Thomas, Derby, CT

Applicant: TPB Contractors, LLC

Application: Special Exception; Article 9, Section 9.3.21 (Contractor's Yard)

REGULAR MEETING

AMENDMENTS TO AGENDA

CORRESPONDENCE

AUDIENCE OF CITIZENS (Items not listed on the Regular Meeting Agenda)

NEW BUSINESS

1. **Z-18-194 [IND] Lot 5B Commerce Drive** (Map: 25 Block: 25 Lot: 1AAB5)
Owner & Applicant: Damasceno's Landscapes & Construction, LLC, Shelton, CT
Application: (Contractor's Yard – Special Exception per Article 9, Section 9.3.21)
(Site Plan for a ±22,100 sq. ft. building).

SET PUBLIC HEARING – Suggested dates: June 26, 2018 or July 17, 2018.

2. **Z-18-169 [IND] 66 Hawley Road** (Map: 18 Block: 29 Lot: 21A)
Owner: Roller Bearing Co of America, Inc., 102 Willenbrock Rd., Oxford, CT
Applicant: Borghesi Building & Engineering, 2155 E. Main St., Torrington, CT
Application: SE Article 9, § 9.3.1 (Site Plan; 60,000 sq. ft. building)
3. **Z-18-203 [RESA] 124 Moose Hill Road** (Map: 29 Block: 72 Lot: 14)
Owner: Howard & Evelyn Belinsky Revocable Trust
Applicant: Moose Hill Cider, LLC – Principal, Glenn Belinsky
Application: (Site Plan) (Use – Winery)
4. **Z-18-202 [VCMUD] Oxford Towne Center – “Quarry Walk”**
Owner & Applicant: Oxford Towne Center, LLC c/o Attorney Dominick Thomas
(Zoning Map/Text Amendment – Article)

SET PUBLIC HEARING DATE – Suggested date: July 17, 2018

OLD BUSINESS

1. **Z-18-158 [COMM] 126 Oxford Road** (Map: 35 Block: 7 Lot: 4)
Owner: Village Retail, LLC, 30 Jelliff Lane, Southport, CT
Applicant: Garrett Homes, LLC c/o BL Companies, 355 Research Parkway, Meriden, CT
(Review architectural for Building #2)

ZONING ENFORCEMENT

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

APPROVAL OF MINUTES

1. 5/1/18 – Public Hearing Minutes – 212 Hogsback
2. 5/1/18 – Public Hearing Minutes – 317 Riggs Street
3. 5/1/18– Regular Meeting Minutes

INVOICES

1. Nafis & Young Invoice # 089-18 - Hogsback Re-subdivision
2. Nafis & Young Invoice # 103-18 – 317 Riggs Street
3. Nafis & Young Invoice # 104-18 – 25 Lisa Drive
4. Nafis & Young Invoice # 105-18 – 66 Hawley Road
5. Nafis & Young Invoice # 061-18 – 126/128 Oxford Road

OTHER BUSINESS

1. Update of the POCD - Discussion with possible action.
2. Any other business the Commission deems necessary for discussion.


ADJOURNMENT

Respectfully submitted,

Jessica Pennell


Administrative Assistant

Planning & Zoning Commission

18 JUN -4 AM 11:40
TOWN OF OXFORD, CT

TOWN CLERK