

TOWN OF OXFORD
PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov
www.Oxford-CT.gov



Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, November 1, 2022
7:30 PM-Main Meeting Room
S.B. Church Memorial Town Hall

- 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, November 15, 2022 at 7:30 PM:*

- 1. **Z-22-131 [RESA] – 266 Maple Tree Hill Road – Map: 5 Block: 43 Lot: 1 A –**
Owner & Applicant: Tom Loring, 266 Maple Tree Hill Road, Oxford
(*Special Exception – Construct a 4,752 sq. ft. Barn*) (*Special Exception – Boarding of Horses*) (*Special Exception – Construct a 17,136 sq. ft. Indoor Riding Rink*)

B. New Public Hearings:

Note: Items 1-4 are scheduled for *before* the Regular Meeting.

Note: Item 5 is scheduled for *during* the Regular Meeting.

- 1. **6:00 PM** **Planning & Zoning Commission Public Hearing** to opt-out of the Accessory Apartment Requirements as outlined in Public Act No. 21-29.
- 2. **6:10 PM** **Z-22-180 [IND] – Proposed Text Amendment to the Industrial Zone**
– **Owner:** 8 Pheasant Run, LLC, c/o Mark Oczkowski, 4 Woodruff Hill Road **Applicant:** Vesta Modular c/o Robert Sizemore, 1000 Town Center Suite 975, Southfield, MI (*Proposed zoning regulation text amendments: addition of Article 2, Section 2.13a and addition of Article 9, Section 9.3.23*)
- 3. **6:20 PM** **Z-22-181 (a) Z-22-181 (b) – [IND] – 8 Pheasant Run Road** – **Owner:** 8 Pheasant Run, LLC, c/o Mark Oczkowski 4 Woodruff Hill Road – **Applicant:** Vesta Modular c/o Robert Sizemore, 1000 Town Center Suite 975, Southfield,

MI (Site Plan – Construct 5,000+sq.ft. building) (Special Exception –Use – Article 9, Section 9.3.23)

4. 6:30 PM **Z-22-182 (a) Z-22-182 (b) – [IND] – 13 E. Commerce Drive (Lot 14 Woodruff Hill Industrial Park) – Owner:** Town of Oxford, 486 Oxford Road, Oxford – **Applicant:** Airamid, LLC c/o William Kennedy and/or Tiana DiMaria, 511 Brook Street, Rocky Hill, CT (Site Plan – Construct 5,332 sq.ft. building) (Special Exception –Article 9, Section 9.3.10)
5. 7:30 PM **Z-22-129 [RESA] – 228 Quaker Farms Road – Map: 22 Block: 69 Lot: 34 – Owner & Applicant:** Rhode Island Lights, Inc. c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT (4-Lot Subdivision)

C. Future Public Hearings:

Tuesday, November 15, 2022 at 6:05 PM:

1. **Planning & Zoning Commission** – Opt out of Public Act 21-29 requirements regarding Parking

Tuesday, December 6, 2022 at 7:30 PM (during Regular Meeting):

1. **Z-22-190 [IND] – 21-23 Nichols Road – Owner:** – TPB Contractors, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT – **Applicant:** T&C Partners, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT (Site Plan) (Modification of Special Exception) (Article 2, Section 2.14a, Article 9, Section 9.3.21, Article 10, Section 10.7.2 (6))

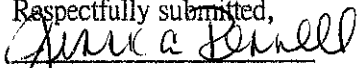
VI. Regular Meeting Business

- 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
 1. **Z-22-108 [IND] – 79 Prokop Road – Map: 25 Block: 19 Lot: 4 C Owner:** Connecticut Rock Development, LLC 166, Little Fox Lane, Southbury, CT – **Applicant:** Defeo Materials, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT (Special Exception – Article 14, Section 14.2) (Site Plan – Construct a 5,000 sq. ft. building)
- E. Old Business – Other Matters - None
- F. New Business – Schedule a Public Hearing
- G. New Business – Other
- H. Zoning Enforcement
- I. Minutes
 1. 10/18/2022 Regular Meeting Minutes
- J. Invoices
- K. Other Business

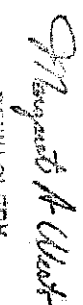
- a. Farm Events Ad-Hoc Committee
- b. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

22 OCT 27 PM 2:28
TOWN OF OXFORD, CT

TOWN CLERK