

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](http://www.Oxford-CT.gov)



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
Tuesday, May 7, 2024  
7:30 PM – Main Meeting Room  
S.B. Church Memorial Town Hall

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Seating of Alternates**

**Chairman Comments**

**Approval of Minutes**

a. 4/2/24 Regular Meeting Minutes

**Public Hearing:**

**Z-24-001 - Proposed Text Amendment to the Oxford Zoning Regulations** – Cannabis Regulation – To prohibit Cannabis Establishments in the Town of Oxford. (*Draft Attached*)

**Regular Meeting Business**

- A. Amendments to the Agenda
- B. Correspondence
- C. Audience of Citizens (Items not listed on the agenda)
- D. Old Business – None
- E. New Business

1. **Z-24-022 – Kerski Drive** – **Owners:** Russell & Michelle Braley, 18 Kerski Drive, Oxford, CT (Authorize Chairman & Commission Secretary to sign Mylar depicting Lot Line Revision & Easements)
2. **Z-24-022A – Towantic Hill Road** – **Owner:** Kerski Associates, 1207 Swindon Court, Belair, MD 21014 (Authorize Chairman & Commission Secretary to sign Mylar depicting Lot Line Revision & Easements)
3. **Z-24-023 [RESA] – 92 Chestnut Tree Hill Road** – **Owner & Applicant:** Damian Carloni (Construct an Accessory Dwelling Unit/1 bedroom addition over existing garage & connect with breezeway)
4. **Z-24-029 [IND] – 102 Willenbrock Road**  
**Owner:** Roller Bearing Company of America, 102 Willenbrock Road, Oxford, CT  
**Applicant:** Borghesi Building & Engineering c/o Rob Blanchette, 2155 East Main Street, Torrington, CT 06790  
**Application:** Site Plan Modification - Building A (Parking Expansion) (Minor excavation < 1,000 cubic yards)
5. **Z-24-027 [IND] – 104 Willenbrock Road**  
**Owner:** Roller Bearing Company of America, 102 Willenbrock Road, Oxford, CT  
**Applicant:** Borghesi Building & Engineering c/o Rob Blanchette, 2155 East Main Street, Torrington, CT 06790  
**Application:** Site Plan Modification - Building B (Parking Expansion) (Minor excavation < 1,000 cubic yards)
6. **Z-24-027 [IND] – 105 Willenbrock Road**  
**Owner:** Roller Bearing Company of America, 102 Willenbrock Road, Oxford, CT  
**Applicant:** Borghesi Building & Engineering c/o Rob Blanchette, 2155 East Main Street, Torrington, CT 06790  
**Application:** Site Plan Modification - Building C (Addition– 31,240 sq. ft.) (Major excavation > 1,000 cubic yards)

**F. Zoning Enforcement**

- a. Administratively Approved Use Permits
- b. Complaints/Enforcement Actions

**G. Invoices**

- a. Adobe Invoices (February/March/April) - Approve reimbursement of \$63.78 to Planning & Zoning Coordinator

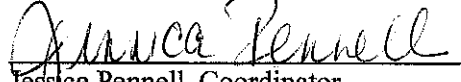
**H. Other Business**

- a. Status Update on the Affordable Housing Plan
- b. Status Update on Audio/Visual Equipment for the Main Meeting Room
- c. Discussion regarding request to purchase tablets for the Commissioners
- d. Discussion with possible action on department transfers

e. Any other business the Commission deems necessary for discussion.

I. Adjournment

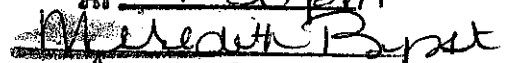
Respectfully submitted,



Jessica Pennell, Coordinator  
Planning & Zoning Commission

RECEIVED 5/2/2024

AT 4:50 pm

  
Asst. TOWN CLERK

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PLANNING & ZONING COMMISSION**

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**TOWN OF OXFORD  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING NOTICE**

On **Tuesday, May 7, 2024** the Oxford Planning & Zoning Commission will hold a public hearing on the following:

**PZ-24-001 – Amendment to the Oxford Zoning Regulations** – Regulation for Cannabis Establishments

The Public Hearing will be held in the Main Meeting Room of the S.B. Church Memorial Town Hall located at 486 Oxford Road, Oxford, Connecticut.

At the meeting, interested persons will be heard, and written communications received.

A copy of the application is on file in the Planning & Zoning Department, located at 486 Oxford Road, Oxford, CT, during regular business hours, Monday – Thursday, 9:00 AM – 5:00 PM.

Dated at Oxford, Connecticut this 3<sup>rd</sup> day of April 2024.

**PLEASE PUBLISH on April 24, 2024 and May 1, 2024.**

BY: Jessica Pennell, Coordinator  
Planning & Zoning Commission

RECEIVED 4/4/2024

AT 10:00 AM

M. Witherspoon  
Asst. TOWN CLERK

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**TOWN OF OXFORD**  
**DRAFT**  
**PROPOSED CANNABIS REGULATION**

This regulation applies to all zones, districts, and/or areas within the Town of Oxford

Prohibition on Cannabis (marijuana) establishments pursuant to Connecticut Public Act 21-1,  
S.B. No. 1201, *Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA)*, CGS §21a-422f.

All types of cannabis establishments, as defined in Public Act and Bill, Section 1(4), now CGS§ 21a-420 and as otherwise defined by Connecticut law or regulation, to include, without limitation, all cannabis establishments, producers, dispensary facilities, cultivators, micro-cultivators, retailers, hybrid retailers, food and/or beverage manufacturers, product packagers, delivery services, or transporters, any other types of cannabis related businesses, and/or the conducting of any such activity for commercial purposes by whatever name used, are and shall be prohibited within the Town of Oxford.

ARTICLE xxx Section xxx

**AUTHORITY**

This regulation is adopted pursuant to CGS§ 7-148(C) (7) (H) as amended and Public Act 21-1 (June 2021 Special Session), Section 84, which allows municipalities to regulate activities deemed harmful to public health, including, but not limited to, smoking on municipally owned and/or controlled property. The stated law further allows a municipality to control smoking of tobacco or cannabis, and e-cigarette use (i.e. electronic delivery systems, vaping products), as well as other types of cannabis use or consumption.

ARTICLE xxx Section xxx

**DEFINITIONS**

For purposes of this regulation, the Town of Oxford adopts the definitions used in Public Act 21-1 (June 2021 Special Session) as may be amended from time to time.

ARTICLE xxx Section xxx

**Cannabis Product Use on Town Property**

It shall be unlawful for any person to use cannabis or cannabis derived products, regardless of form or manner of ingestion, on any property owned and/or controlled by the Town of Oxford. This prohibition includes, but is not limited to: the lighting, or carrying of a lighted cannabis or marijuana cigarette, cigar, or pipe, the use of a vaping device producing vapor of any cannabis product, or carrying or ingestion of a cannabis edible substance. (Violation of this section shall be punishable by a fine of \$100.00 per offense.) IF ALLOWED

ARTICLE xxx Section xxx

**Sale, Gift, or Transfer of Cannabis Products on Town Property**

It shall be unlawful for any person, organization, entity, or any other party to sell, give, trade, or in any other way transfer cannabis products of any sort to another person, organization, entity, or any other party on property owned and/or controlled by the Town of Oxford. Such products include but are not limited to: cannabis or marijuana cigarettes, cigars, pipes, vaping devices, vaping substances, or edible substances. (Violation of this section shall be punishable by a fine of \$100.00 per offense) IF ALLOWED

ARTICLE xxx Section xxx

**Prohibition of Signage and/or Advertising**

No signs, banners, posters, placards, or advertising of any type, advertising the sale or use of any cannabis products are prohibited within the boundaries of the Town of Oxford without exception.