



**TOWN OF OXFORD  
PLANNING & ZONING COMMISSION**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**  
**Regular Meeting Agenda – Amended**  
**Tuesday, September 7, 2021**  
**7:30 PM – Main Meeting Room**  
**S.B. Church Memorial Town Hall**

The meeting is accessible online by using the following information:

**Zoom Meeting:** <https://zoom.us/j/6727345461?pwd=d3NvbG8zWmNSWnlVQmgrZGdBNyt6dz09>

**Meeting ID:** 672 734 5461

**Passcode:** 588851

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

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**Passcode:** 588851

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**V. PUBLIC HEARINGS**

**A. Recessed Public Hearings – NONE**

**B. New Public Hearings - Tuesday, September 7, 2021, on the following:**

**Proposed Amendment to the Zoning Regulations - Proposed Moratorium on *retail sales, manufacture, and cultivation of Marijuana/Cannabis***

**C. Future Public Hearings – NONE**

**VI. REGULAR MEETING BUSINESS**

**A. Amendments to the Agenda – NONE**

**B. Audience of Citizens – (Items not listed on the Agenda)**

**C. Correspondence**

**D. Old Business – Matters on which a Public Hearing was held – NONE**

**E. Old Business – Other Matters**

**F. New Business – Schedule a Public Hearing on the following applications:**

**Suggested Public Hearing Date: *October 5, 2021***

1. **Z-21-126 [COMM] – 126 Oxford Road** – Owner: Mark Cipriano, Napoli Woodbury, LLC – Dollar General Plaza, 58 Pleasant Drive, Southbury, CT – **Applicant:** Gagandeep Sachdeva, – 9 Fox Run Lane, Seymour, CT 06483  
*(Special Exception –Article 10, Article 7, Section 7.3.16, and Article 17 - Sale of Alcoholic Beverages)*
2. **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)*

**G. New Business**

1. **Z- 21-128 [COMM] – 248 Oxford Road** – Owner: Terence G. Blake, 3333 Main Street, Stratford, CT 06614 – **Applicant:** Chelsea Curran, “Sunday Funday Ice Cream, LLC” – 79 Benz Street, Ansonia, CT 06401 *(Change of Use) (Sign Permit)*
2. **Z- 21-129 [COMM] – 297 Oxford Road** – Owner: Louis & Barbara Scianna – **Applicant:** John Bedosky, 9 Hill View Lane, Woodbury, CT 06798, “Oxford Dry Cleaning”  
*(Change of Use) (Sign Permit)*
3. **Z- 21-132 [COMM] – 312 Oxford Road** – Owner: Rout 67 Professional Center, LLC, 49 Burtville Avenue, Derby, CT 06418– **Applicant:** Joe Bottone, “I-95 Signs”, 300 Honeyspot Road, Stratford, CT 06615*(Change of Use) (Sign Permit) (Temporary Sign Permit – Grand Opening)*

**H. Zoning Enforcement**

1. Cease & Desist – Modification of Agreed Resolution – 138 Coppermine Road – Discuss with ZEO.
2. 81 Newgate Road

**I. Minutes**

1. 7/20/2021 – Regular Meeting Minutes
2. 8/3/2021- Regular Meeting Minutes
3. 8/17/2021 – Regular Meeting Minutes

**J. Invoices**

1. Invoice from McSherry Law Office – Land Use Counsel

**K. Other Business**

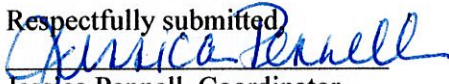
- a. Any other business the Commission deems necessary for discussion.

- b. Possible Updates from Land Use Counsel, Kevin McSherry
- c. Planning & Zoning Policies & Procedures Review.

**L. Executive Session** to discuss the job performance and duties the Zoning Enforcement Officer.

**M. Adjournment**

Respectfully submitted,



Jessica Pennell, Coordinator  
Planning & Zoning Commission