



**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**  
**Tuesday, September 21, 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

**Meeting ID:** 672 734 5461

**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 - NONE**

**C. Future Public Hearings:**

**Public Hearing scheduled for 10/5/21 on the following application:**

- 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)***

**Public Hearing scheduled for 10/19/21 on the following application:**

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)  
(Referred to Planning & Zoning Engineer, Jim Galligan)

**VI. REGULAR MEETING BUSINESS**

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

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

**C. Correspondence**

- b. Memorandum dated 9/14/2021 from the Office of the first Selectman  
Re: Retail Sale of Cannabis in Oxford

**D. Old Business – Matters on which a Public Hearing was held:**

1. **Proposed Amendment to the Zoning Regulations - Proposed 18-month Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis.**

*Public Hearing closed on 9/7/21; Commission action required on or before Public Hearing on 11/9/21.*

**E. Old Business – Other Matters**

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

1. **Z-21-142 [VCMUD] – 400 Boulder Pass** – Owner & Applicant: The Residences at Quarry Walk, LLC in c/o Attorney Dominick Thomas, 315 Main Street, P.O.Box 313, Derby, CT (*Re-subdivision – Article 6, Section 6.2.4*)

**Suggested Public Hearing Date:** *November 16, 2021*

**G. New Business**

1. **C.G.S. § 8-24 Referral for the Dissolution of Moose Hill Estates**, 7 – Lot subdivision, 47 Moose Hill Road
  - a. Memorandum dated 9/8/2021 from the Office of the First Selectman  
Re: 8-24 Referral for the Dissolution of Moose Hill Estates

**H. Zoning Enforcement**

1. 7 Old Good Hill Road
2. 6 Benson Road

**I. Minutes**

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

**J. Invoices**

**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. Adjournment**

Respectfully submitted,

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Jessica Pennell, Coordinator  
Planning & Zoning Commission