

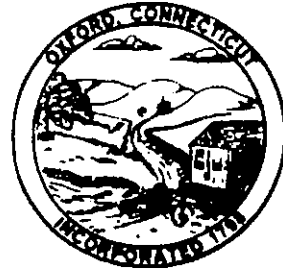
TOWN OF OXFORD

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 19, 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:

Public Hearing: **Z-18-180 [COMM] – 35 Oxford Road, (Parcel ID: 80/35/30)**
Owner: Dave Dambryoso/Jave, LLC, 60 Quaker Farms Rd, Oxford, CT
Applicant: Guerrera Construction, 154 Christian St, Oxford, CT
Application: SE; Article 14, § 14.6 (Temporary Use of Processing Machinery for Site Improvement)

Public Hearing: **Z-18-170 [RESA] – 25 Lisa Drive “Moose Hill Acres” (Parcel ID: 18/29/21A)**
Owner: Stephen Bellis, 121 Lane Street, Shelton, Connecticut
Applicant: Stephen Bellis, 121 Lane Street, Shelton, Connecticut
Application: Re-subdivision of Lot 3 Moose Hill Acres (2 Lots)

6/19/18 REGULAR MEETING:

AMENDMENTS TO AGENDA

CORRESPONDENCE

- a. Memorandum dated 6/7/18 from Selectmen’s Office to the Planning & Zoning Commission - **Proposed Plan of Conservation and Development**

- b. Memorandum dated 6/7/18 from the Selectmen's Office to the Planning & Zoning Commission - **Appointment of Alternate**

AUDIENCE OF CITIZENS

(Items not listed on the Regular Meeting Agenda)

NEW BUSINESS

1. **Z-18-184 [RESA] - 219 Meadowbrook Road (Parcel ID: 35/80/23-1)**
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)

PUBLIC HEARING CLOSED ON 6/5/18.

2. **Z-18-183 [IND] 21 & 23 Nichols Road, (Parcel ID: 18/30/6 & 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)

PUBLIC HEARING CLOSED ON 6/5/18.

3. **Z-18-207 [IND] Hurley Road, "Oxford Commons" (Parcel ID: 2/26/2B)**
Owner: Third Garden Park LTD Partnership, 29 Knapp Street, Stamford, CT
Applicant: Steven Trinkaus, P.E. 114 Hunters Ridge Road, Southbury, CT
Application: (Site Plan Modification)
4. **Z-18-208 [COMM] 297 Oxford Road (Parcel ID: 34/64/15B)**
Owner: Louis & Barbara Scianna, 268 Oxford Road, Oxford, CT
Applicant: John Bedosky, "Oxford Dry Cleaners & Laundry Company"
9 Hill View Lane, Woodbury, CT
Application: (Change of Use Permit)
5. **Z-18-213 [IND] 115 Hurley Road, Unit #8 (Parcel ID: 2/36/2A)**
Owner: The Hurley Group, 55 Church Street, New Haven, CT
Applicant: Mark Maher, "Beyond Botanicals, LLC", 57 South Street, Danbury, CT
Application: (Change of Use Permit)

OLD BUSINESS

1. **Z-18-203 [RESA] 124 Moose Hill Road (Parcel ID: 29/72/14) 14)**
Owner: Howard & Evelyn Belinsky Revocable Trust

Applicant: Moose Hill Cider, LLC – Principal, Glenn Belinsky

Application: (Site Plan) (Use – Winery)

Referred to Land Use Attorney for review.

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. 5/30/18 – Special Meeting/Public Hearing Minutes

INVOICES

1. Land Use & Conservation Counsel Invoices:

- a. 1023.17 – FOI Czaplinski
- b. 1023.3 – Timberlake
- c. 1023.6 – Haynes – Quarry Walk
- d. 1023.15 – Oxford Towne Center
- e. 1023.15 – Garden Homes 2017 Appeal

2. Nafis & Young Invoices:

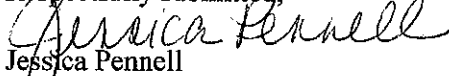
- a. 122-18 – 66 Hawley Road
- b. 123-18 – 317 Riggs Street
- c. 125-18 – Quarry Walk
- d. 124-18 – Lot 3 Moose Hill

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 18 PM 12:42
TOWN OF OXFORD, CT

TOWN CLERK