



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission

Regular Meeting Agenda

Tuesday, May 5, 2015

7:30 PM

**Oxford Town Hall
Main Meeting Room**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRMAN'S REPORT

SEATING OF ALTERNATES

AMENDMENTS TO THE AGENDA

AUDIENCE OF CITIZENS

CORRESPONDENCE

- a.) CT Federation of Planning & Zoning Agencies Newsletter – Spring 2015

OLD BUSINESS

- 1.) **Z-15-014 [COMM] – 72 Oxford Road – Owner: Applicant: Glenn Fritz**
(Site Plan Modification) (Sign)
 - a. Letter dated 4/27/2015 from Attorney Kevin Condon.
- 2.) **Z-15-001 [OCD] – 451 Oxford Road – Owner & Applicant: Donna & Normand Cloutier**
(Special Exception – Article 8A, Section 8A.3.3) (Retail Sales-Bakery)
(PUBLIC HEARING CLOSED ON 4/21/2015)
(Awaiting Resolution from Town Planner, Brian Miller)
- 3.) **Z-15-016 [RESA] – Mountain Road Estates, Meadow Brook Estates** (Site Plan Modification – increase from 14 to 16 Homes)
(Referred to P&Z Engineer, Jim Galligan & Town Planner, Brian Miller)
 - a. Letter dated 4/23/2015 from P&Z Engineer, Jim Galligan.
 - b. Memorandum dated 5/3/2015 from Town Planner, Brian Miller.

- c. Plans dated 4/25/2015 and received from Kathy Ekstrom, Mountain Road Estates, with revisions per P&Z Engineer's letter dated 4/23/2015.
- 4.) **Z-15-008 [IND] – Prokop Road (Lot #4) – Owner & Applicant: Ferris Properties** (Special Exception – Excavation – remove approximately 3,200 cubic yards of material) (Site Plan) (PUBLIC HEARING – Tuesday May 5, 2015 at 7:00 PM)
- 5.) **Z-15-012 – Proposed Zoning Map Amendment (Commercial to Residential) – Location: Map: 34 Block: 9 Lot: EV4 (Echo Valley Road) Owner: Mark & George Purington – Applicant: Mark Purington** (PUBLIC HEARING scheduled for Tuesday, May 19, 2015 at 7:00 PM)
- 6.) **Z-15-013 – [RES/COMM] – Echo Valley Road - Map: 34 Block: 9 Lot: EV4 Owner: Mark & George Purington – Applicant: Mark Purington** (Special Exception/Site Plan– Major Re-grade – approximately 2,400 cubic yards) (PUBLIC HEARING scheduled for Tuesday, May 19, 2015 at 7:00 PM)

NEW BUSINESS

- 1.) Presentation by Elaine LaBella – Director of Land Protection – Housatonic Valley Association
Re: Pomperaug Valley Watershed Coalition
- 2.) **Z-15-023 [RESA] – 105 O'Neill Road – Applicant & Owner: Timothy J. Butterworth** (Special Exception – Garage – approximately 2,000 square feet) (SET PUBLIC HEARING DATE – June 2, 2015 at 7:05 PM)
- 3.) **Z-15-027 – [IND] – Lot 3A Fox Hollow Road – Applicant: Gary Mead – Owner: Entrepot, BUI** (Site Plan – 29,000 square foot building) (Excavation – approximately 4,000 cubic yards)
- 4.) **Z-15-028 [VCMUD] – Oxford Town Center** (Site Plan Modification)
- 5.) Planning & Zoning Commission Discussion – Zoning Regulations Text Amendment
Re: Medical Marijuana

BOND RELEASES

- 1.) **Central Park Associates – Bond Release Request**
(Awaiting report from P&Z Engineer, Jim Galligan)

ZONING ENFORCEMENT

- 1.) Commission discussion with ZEO regarding various items, complaints and zoning violations.

APPROVAL OF MINUTES

- 1.) April 21, 2015 Public Hearing Minutes – 451 Oxford Road
- 2.) April 21, 2015 – Regular Meeting Minutes

INVOICES

- 1.) **Turner Miller Group Invoice # 5246**

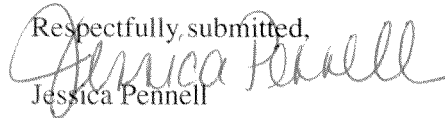
2.) Micci & Korolyshun, P.C. Invoice – Garden Homes Appeal

OTHER BUSINESS

1.) Any other business the Commission deems necessary for discussion.

ADJOURNMENT


Respectfully submitted,



Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

15 MAY -4 PM 2:28
TOWN OF WESTFORD, CT

TOWN CLERK