



**TOWN OF OXFORD**  
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 1, 2015**  
7:30 PM  
Oxford Town Hall  
Main Meeting Room

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CHAIRMAN'S REPORT**

**SEATING OF ALTERNATES**

**EXECUTIVE SESSION – Discuss litigation regarding Garden Homes**

**AMENDMENTS TO THE AGENDA**

**AUDIENCE OF CITIZENS**

**CORRESPONDENCE**

- a.) Letter from the CT DEEP  
**Re: The Masonic Charity Foundation of CT**
- b.) Memorandum dated August 6, 2015 from the Selectmen's Office  
**Re: Hire Assistant Zoning Attorney**
- c.) Letter dated August 6, 2015 from Patricia & Steven Fetyko  
*(Forwarded from the Board of Selectmen's Office)*
- d.) Letter from the State of Connecticut – Department of Housing  
**Re: 2015 Affordable Housing Appeals List**
- e.) Letter dated August 15, 2015 from Christopher J. Smith  
**Re: Oxford Greens**

**OLD BUSINESS**

- 1.) **Extension Request - Z-10-011 – Central Park Associates, LLC – 94 Christian Street & Larkey Road** (8-30g Application) (Site Plan Modification)  
*(Awaiting Response from Owner)*
- 2.) **Z-15-052 [RESA] – 149 Punkup Road – Owner: Chris Petronis** (Lot Line Revision)

## **NEW BUSINESS**

- 1.) **Z-15-082 [COMM] – 357 Oxford Road – Owner & Applicant: Alliance Energy Corp.**  
(Site Plan Modification)
- 2.) **8-24 Referral – Proposed Library Building on Great Oak Road (Conceptual Plan)**
- 3.) **Appeal for Z-14-012 – Garden Homes Management Corp. “Oxford Commons” – Memorandum of Decision from Judge Frazzini** (Acknowledge & set hearing date)

## **BOND RELEASES**

- 1.) Central Park Associates – Bond Release Request (*TABLED*)

## **ZONING ENFORCEMENT**

- 1.) Commission discussion with ZEO regarding various items, complaints and zoning violations.
  - a. 38 Jenny Lane 2
  - b. 360 Oxford Road
  - c. North Larkey Road

## **APPROVAL OF MINUTES**

- 1.) August 4, 2015 Public Hearing Minutes – 10 Oxford Road
- 2.) August 4, 2015 Regular Meeting Minutes

## **INVOICES**

- 1.) Nafis & Young Invoices
  - a. #234-15
  - b. #235-15
  - c. #236-15
  - d. #237-15
  - e. #238-15
- 2.) Micci & Korolyshun Statement dated August 1, 2015 – Garden Homes
- 3.) Invoice # 2307 from Arrow Printers
- 4.) Turner Miller Group Invoices
  - a. #5261
  - b. #5264
  - c. #5265

## **OTHER BUSINESS**

- 1.) Any other business the Commission deems necessary for discussion.
- 2.) Naugatuck Valley Council of Governments Recommendation to Board of Selectmen.
- 3.) Authorization for Court Stenographer.

## **ADJOURNMENT**

Respectfully submitted,

*Jessica Pennell*

Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

15 AUG 27 PM 3:00

TOWN OF OXFORD, CT

*Margaret A. West*

TOWN CLERK