

TOWN OF OXFORD
S.B. Church Memorial Town Hall
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www.Oxford-CT.gov

Planning & Zoning Commission

Regular Meeting Agenda
Tuesday, January 19, 2016
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. Memorandum dated 1/11/2016 to all Departments from the Selectmen's Office
Re: Capital Improvement Plan

OLD BUSINESS

1. **Z-14-003 (Glendale at Oxford) "Canterbury Estates"** – Review and approve "*Declaration of Canterbury Estates, Oxford, Connecticut*"
 - a. Final Proposed Declaration
 - b. Letter dated 1/11/2016 from James H. Galligan, PZC Engineer
 - c. Housing Administrator – Real Estate Solutions Résumé

NEW BUSINESS

1. **Z-16-002a – 357 Oxford Road – Owner: Global Partners L.P./Alliance Energy, LLC**
Applicant: Hiren Patel (Special Exception – Sale of Alcohol – Beer Only)
(SET PUBLIC HEARING DATE)

2. **Z-16-002 – 35 Oxford Road – Owner & Applicant: Badas Enterprises, Ltd. – Anastasios Badas** (Site Plan Modification for Z-)
Original Site Plan Approved on 7/1/2014
(Referred to Town Planner & PZC Engineer)
3. **Z-16-003 – 300 Oxford Road – Oxford Towne Center (Quarry Walk) Owner & Applicant: Oxford Towne Center, LLC** (Village Center Mixed Use District– Conceptual Plan Amendment)
 - a. Memorandum dated 1/12/2016 from Langan to Steven S. Macary, ZEO.
Re: Traffic Memorandum/Quarry Walk Conceptual Plan Submission (Amendment 1)
 - b. Parking Management & Operations Plan Prepared by Langan.
 - c. Revised Plans dated 1/12/2016 prepared by Langan.
4. **Z-16-004 – 300 Oxford Road – Oxford Towne Center (Quarry Walk) – Phase 2A – Goodwill – Owner & Applicant: Oxford Towne Center, LLC** (Site Plan Modification)
 - a. Memorandum dated 1/12/2016 from Langan to Steven S. Macary, ZEO
Re: Stormwater Management Memorandum/Goodwill at Quarry Walk
 - b. Letter from Berengaria Development to the Planning & Zoning Commission
Re: Goodwill's Mission & Statement of Use
 - c. Plans dated 1/12/2016 prepared by Langan.

BOND RELEASES

1. Central Park Associates – Bond Release Request
(Referred to PZC Engineer, James Galligan & Kevin Condon, Town Counsel)
(POSTPONED TO 2/2/2016 PER APPLICANT'S REQUEST)

ZONING ENFORCEMENT

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

APPROVAL OF MINUTES

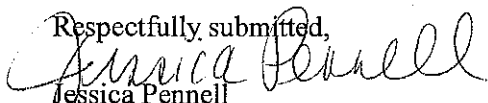
1. 1/5/2016 Regular Meeting Minutes

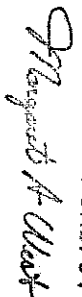
INVOICES

OTHER BUSINESS

1. Progress Update on Policies and Procedures.
2. Any other business the Commission deems necessary for discussion.

ADJOURNMENT

Respectfully submitted,

Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

16 JAN 15 PM 2:40
TOWN OF OXFORD, CT

TOWN CLERK