



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
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[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**

**Regular Meeting Agenda**

**Tuesday, May 3, 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. CFPZA Newsletter – Spring 2016

**OLD BUSINESS**

**NEW BUSINESS**

1. **Z-16-028 – Oxford Greens Phase 4 East – Owner & Applicant: Timberlake Investment Partners IV, LLC** (Site Plan Modification)
  - a. Application Z-16-028 received on 4/27/2016.
  - b. Letter from Christopher J. Smith, Shipman & Goodwin dated 4/26/2016.
  - c. Plans dated 3/31/2016 prepared by TPA Design Group.
2. **Z-16-029 – Oxford Greens Phase 4 East – Owner & Applicant: Timberlake Investment Partners IV, LLC** (Site Plan)
  - a. Application Z-16-029 received on 4/27/2016.
  - b. Plans dated 3/31/2016 prepared by TPA Design Group.

3. **Z-16-030 – 300 Oxford Road, Oxford Towne Center (Quarry Walk) – Phase 1A – Owner & Applicant: Oxford Towne Center, LLC** (Site Plan Modification)

- a. Application Z-16-030 received on 4/28/2016.
- b. Plan dated 4/28/2016 prepared by Langan.

**BOND RELEASES**

**ZONING ENFORCEMENT**

1. **16 North Larkey Road, Zoning Complaints** filed by Susan Kasmin and Attorney Fran Teodosio (on her behalf).

The Commission will hold a hearing on all complaints related to the Property, alleging ongoing violations of the Regulations as follows:

1. That the use of the Property for “asphalt processing” has not been approved by the Commission;
2. That areas of the Property are being used for parking in violation of the requirements of Regulations § 3.15.1 and § 3.24, and prior Commission decisions and approvals; and
3. That areas of the Property are being used for storage, in violation of the buffer requirements of the Regulations § 3.15.1, and prior Commission decisions and approvals.

The hearing may continue on additional dates, after which the Commission will decide whether and how to act on the complaints under Articles 19 and 20 of the Regulations. Members of the public are invited to attend and comment.

2. ZEO report regarding various items, complaints and zoning violations and anything else deemed necessary for discussion.

**APPROVAL OF MINUTES**

1. 4/19/2016 Regular Meeting Minutes

**INVOICES**

1. Turner Miller Group Invoices
  - a. #5281 – Z-16-004 – Goodwill Site Plan (Tabled on 4/5/16)
  - b. #5282 – Z-16-003 – Oxford Towne Center Site Plan Modification (Tabled 4/19/16)
  - c. #5286 – Oxford Greens
  - d. #5287 – Quarry Walk – Site Walk & Meeting

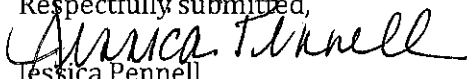
**OTHER BUSINESS**

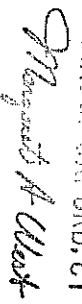
- a. Subcommittee Update - Plan of Conservation & Development
- b. Subcommittee Update - Policies & Procedures.

c. Any other business the Commission deems necessary for discussion.

**ADJOURNMENT**

Respectfully submitted,

  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

16 APR 28 PM 4:13  
TOWN OF OXFORD, CT  
  
TOWN CLERK