



**TOWN OF OXFORD**  
**PLANNING & ZONING COMMISSION**

S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

The Planning & Zoning Commission will meet remotely on Tuesday, April 21, 2020 at 7:30 PM. Members of the public that would like to join us online can access the meeting using the following information:

**Option #1:**

[Join Hangouts Meet](#)

<http://meet.google.com/nvs-qawv-fht>

**Option #2:**

**Join by Phone Number:**

[\(US\)+1 321-348-4559](tel:+13213484559)

PIN: 173 451 529#

The Chairman requests that questions from the Commission, and/or the public regarding items on the agenda be sent to the following email address **before** the meeting: [pandz@oxford-ct.gov](mailto:pandz@oxford-ct.gov)

Please note that you can also ask questions during the meeting by emailing [pandz@oxford-ct.gov](mailto:pandz@oxford-ct.gov).

**Regular Meeting Agenda**

Tuesday, April 21, 2020

7:30 P.M. - Online/Remote Meeting

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**V. PUBLIC HEARINGS**

**A. Continued Public Hearings**

\_\_\_ **Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Haven Rowing Club**  
\_\_\_\_\_  
Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC  
(Special Permit – Non-Commercial Recreational Use) **Owner:** New Haven Rowing

\_\_\_ **B. New Public Hearings - NONE**

\_\_\_ **C. Future Public Hearings and Open Public Hearings**

\_\_\_\_\_  
**Z-20-010 [RESA] –**  
**403/407/411 Roosevelt Drive – New Haven Rowing Club**  
\_\_\_\_\_  
Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC  
(Special Permit – Non-Commercial Recreational Use) **Owner:** New Haven Rowing

**VI. REGULAR MEETING BUSINESS**

\_\_\_ **A. Amendments to the Agenda**

\_\_\_ **B. Audience of Citizens**

\_\_\_ **C. Correspondence - NONE**

\_\_\_ **D. Old Business – Matters on which a Public Hearing was held - NONE**

**E. Old Business – Other Matters - NONE**

\_\_\_ **F. Public Hearing** **New Business – Schedule a**

\_\_\_ 1. **[IND] - 10 Fox Hollow Road,**  
**aka Lot 5 Fox Hollow Road – Owner:** York Machinery South **Inc., 160 Warren Avenue,**  
**Westbrook, ME – Applicant:** Chadwick-Baross, Inc., 10 Fox **Hollow Road**  
(Special Exception/Public Hearing Waiver Request) (Change of Use)

a. Request to waive the Public Hearing for the New Use (Heavy Equipment Sales)

\_\_\_ 2. **Z-20-033 [IND] - Lot 1R**  
**Pheasant Run Road – Owner & Applicant:** 589 Investments, **LLC, P.O. Box 506,**  
**Oxford, CT (Public Hearing Waiver Request) (Excavation – 13, 320** **cubic yards of**  
**material)**

a. Request to waive the Public Hearing for major Re-grading

3. **Chestnut Tree Hill Road - Owner:** Estate of Serge Mihaly, Sr. - **Applicant:** Matthey Mihaly, Booth Hill Road, Trumbull, CT **Z-20-034 [RESA] - 312**  
(Re-subdivision of Lot #2)

a. Request to waive the requirement for Open Space

4. **Oxford Road - Owner:** T & J Realty, 3333 Main Street, Stratford - **Applicant:** The Boor's Nest/Ox Axe Co., LLC **Z-20-035A [COMM] - 248**  
(Special Exception - Article 7, Section 7.3.16 - Sale of Alcoholic Beverages)

**G. New Business - Other - NONE**

**H. Zoning Enforcement**

1. 317 Riggs Street - Vehicles
  - a. Email from the Owner

**I.** **Municipal Planner - NONE**

**J. Minutes**

1. 3/3/20 Regular Meeting Minutes
2. Minutes

4/7/2020 Regular Meeting

**K. Invoices - NONE**

**L. Other Business**

1. **Bond Release Request** - Z-07-061 & Z-08-040 - Pilot's Mall, LLC - Technology Park - Airport Access Road & Donovan Road (Referred to Kevin Condon for review) - **TABLED**

2. **Sign Letter** - Discussion with possible action - **TABLED**

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

4. Questions or items deemed necessary for discussion at next meeting can be emailed to pandz@oxford-ct.gov

**M. Adjournment**

Respectfully Submitted,

Jessica Pennell, Coordinator  
Planning & Zoning Commission