



TOWN OF OXFORD
PLANNING & ZONING COMMISSION
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 19, 2020
7:30 PM - Online/Remote Meeting

The Planning & Zoning Commission will meet remotely on Tuesday, May 19, 2020, at 7:30 PM.

Members of the public and applicants that would like to join us online can access the meeting using the following information:

Option #1:

Join with Google Meet
meet.google.com/hfi-cvmc-zyb

Option #2:

Join by Phone
[\(US\)+1 304-606-4003](tel:+13046064003)
PIN: 959 655 399#

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES - (Vice-Chairman will seat alternates if necessary)

V. ELECTION OF OFFICER(S)

1. Chairman
2. Vice-Chairman if necessary.
3. Commission Secretary if necessary.

VI. PUBLIC HEARINGS

A. Continued Public Hearings:

1. **Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Haven Rowing Club**
Owner: New Haven Rowing Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC
(Special Exception, Article 5, Section 5.3.1 - Non-Commercial Recreational Use)

B. New Public Hearings:

1. **Z-20-031 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)
2. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner:** Estate of Serge Mihaly, Sr. - **Applicant:** Matthey Mihaly, Booth Hill Road, Trumbull, CT
(Re-subdivision of Lot # 2)
 - a. Request to waive the requirement for Open Space
3. **Z-20-035A [COMM] - 248 Oxford Road - Owner:** T & J Realty, 3333 Main Street, Stratford - **Applicant:** The Boar's Nest/Ox Axe Co., LLC
(Special Exception - Article 7, Section 7.3.16 - Sale of Alcoholic Beverages)

C. Future Public Hearings:

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

Public Hearing scheduled for June 2, 2020.

VII. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

B. Audience of Citizens

C. Correspondence

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

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing - NONE

G. New Business

1. **Z-20-041 [VCMUD] - 306 Center Rock Green, Owner:** Oxford Towne Center, LLC
Applicant: Margaret Vance, "Peach Blossom Boutique" (Use Permit)

H. Zoning Enforcement

1. 317 Riggs Street - Vehicles - Cease & Desist
2. 27 Silano Drive - Vehicles - Cease & Desist
3. Barry Road/Bower's Hill Road
4. East Street

I. Municipal Planner

1. Amendments to the Zoning Regulations
2. Information concerning Executive Order No. 7MM

J. Minutes

- a. May 5, 2020, Regular Meeting Minutes

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 (Awaiting Review from Town Counsel and Jim Galligan, P&Z Engineer)
2. Organization/Departments/Committees List for review/additions.
3. Any other business the Commission deems necessary for discussion.

M. Executive Session to discuss pending litigation regarding Docket No. AANCV186029419S TPB Contractors LLC, Et Al V. Planning & Zoning Commission Town of Oxford.

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission