



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, October 20, 2020
7:30 PM - Online/Virtual Meeting

The Planning & Zoning Commission will meet remotely on **Tuesday, October 20, 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

Meeting ID:

meet.google.com/tqt-oxuf-dih

Option #2: Join by Phone

Phone Numbers:

[\(US\)+1 530-536-0047](tel:+15305360047)

PIN: 173 671 732#

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES

V. PUBLIC HEARINGS

A. Recessed Public Hearings – NONE

B. New Public Hearing

Z-20-350 [IND] – 21-23 Nichols Road – Owner & Applicant: TPB Contractors, LLC – c/o Attorney Dominick Thomas, 315 Main Street, Derby CT 06418
(Modification of a Special Exception) (Site Plan)

Exhibits submitted by Attorney Dominick Thomas on behalf of the applicant:

1. Postal Form 3877 – Proof of Mailing

2. Photo of sign posted on the property for Public Hearing.
3. Notice to Property Owner within 250' of 21-23 Nichols Road
4. Notice to Property Owner within 250' of 21-23 Nichols Road
5. Notice to Property Owner within 250' of 21-23 Nichols Road
6. Notice to Property Owner within 250' of 21-23 Nichols Road
7. Notice to Property Owner within 250' of 21-23 Nichols Road
8. Town of Oxford GIS Map radius map for 21 Nichols Road
9. Town of Oxford GIS Map radius map for 23 Nichols Road
10. Copy of Application for a Modification of a Special Exception pursuant to **Article 2, Section 2.14 a, Article 9, Section 9.3.2.1, and Article 10, Section 1.07.2(6).**
11. Copy of Statement of Use dated 9/25/20.
12. Copy of Addendum to the Statement of Use
13. Site Plan for 21 Nichols Road
14. Architectural Drawing #1
15. Architectural Drawing #2
16. Judicial Notice #1 – Motion for Order
17. Judicial Notice #2 – Motion for Judgement in Accordance with Stipulation
18. Judicial Notice #3
19. Judicial Notice #4
20. Rock Crusher – Decibel Levels
21. Map showing surrounding properties and their uses.

Correspondence has submitted by the public for consideration during the Public Hearing.

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda – NONE

B. Audience of Citizens – (Items not listed on the Agenda)

C. Correspondence

- a. Adjacent Municipality Referral – Town of Monroe

D. Old Business – Matters on which a Public Hearing was held

1. **Z-20-327 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr. Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT (2-Lot Re-subdivision) (Request for waiver of dedication of Open Space) (Request for Waiver of fee in lieu of Open Space)**

Commission action by 11/17/20.

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing

G. New Business

1. **Z-20-353 [COMM] – 101 Oxford Road - Owner: 101 Oxford Road, LLC, 2465 Black Rock Turnpike, Fairfield, CT - Applicant: Jewels Delmaro & Nicholas Costello “New Age Spiritual Healing”, 296 Seymour Road, Woodbridge, CT (Use Permit)**

2. **CGS §8-24 Referral for property located at 656 Oxford Road** - Purchase and Sale Agreement between the Cornerstone Assembly of God and the Town of Oxford.

H. Zoning Enforcement

I. Minutes

1. 10/6/20 - Regular Meeting Minutes

J. Invoices

K. Other Business

- a. **Bond Release Request** – Haynes Construction Company – Meadowbrook Estates
Letter dated 9/30/20 from Kathy Ekstrom, Development Manager, Haynes Development.
(Bond Release Request submitted to Town Counsel and P&Z Engineer for review/clarification)

No action required at this time.

- b. Any other business the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission