



**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)

**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**Tuesday, March 2, 2021**  
**7:30 PM - Online/Virtual Meeting**

The Planning & Zoning Commission will meet remotely on **Tuesday, March 2, 2021, 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:

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3942397953?pwd=b1Z1S1NHYlBJcmROTjFFdlpjWnJzZz09>

**Meeting ID:** 394 239 7953

**Passcode:** 6yrtBB

**One tap mobile:**

+ 1 646 558 8656

**Dial by your location:**

+1 646 558 8656

**Meeting ID:** 394 239 7953

**Passcode:** 116891

**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 Hearings- NONE**

**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**

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

**E. Old Business – Other Matters**

1. **Z-21-012 [IND] – 3 Woodruff Hill Road, aka Lot 5** - Owner: Town of Oxford – 486 Oxford Road, Oxford, CT - **Applicant:** Oxford Enterprises, LLC, 20 Old Country Road, Oxford, CT (Site Plan Application)
2. **Z-21-013 [IND] – 7 Woodruff Hill Road, aka Lot 6** - Owner: Town of Oxford – 486 Oxford Road, Oxford, CT - **Applicant:** Oxford Enterprises, LLC, 20 Old Country Road, Oxford, CT (Site Plan Application)

**F. New Business – Schedule a Public Hearing – NONE**

**G. New Business**

1. **Z-16-028 [RGCD] – Oxford Greens Phase 4 East** – Owner & Applicant: Timberlake Investment Partners, IV, LLC (*Request for Extension of Expiration Date*)
2. **Z-02-267 [RESA] – Mountain Road Estates, LLC** – Great Hill Road (Meadowbrook Estates) – 55+ Residential Community (*Final Bond Release Request*)
3. **Z-19-328B [COMM] – 308 Oxford Road** – Owner: Little River Associates, Walter Archer – Applicant: New England Young at Heart, Elaine Marcucio (*Use Permit*)

**H. Zoning Enforcement**

**I. Minutes**

1. 2/2/21 - Regular Meeting Minutes
2. 2/16/21 – Regular Meeting Minutes

**J. Invoices**

**K. Other Business**

- a. Any other business the Commission deems necessary for discussion.
- b. Moose Hill Estates Requests – Awaiting Review/Response from Legal Counsel
- c. Riverview Subdivision – Request from Horbal & Judson – Referred to Attorney Kevin McSherry

**L. Adjournment**

Respectfully submitted,

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Jessica Pennell, Coordinator  
Planning & Zoning Commission

