



**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 19, 2021
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting is accessible online by using the following information:

Zoom Meeting: <https://zoom.us/j/97297727409?pwd=Q0F3MEg2cWZYK2Nsall5L0xvTWxmZz09>
Meeting ID: 972 9772 7409
Passcode: 588851

Join by Phone: +1 929 205 6099
Meeting ID: 972 9772 7409
Passcode: 588851

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:

1. **Z- 21-133 [COMM] – 60 Oxford Road** – Owner & Applicant: Pitt-Conn Holdings, LLC, 15 Apple Drive, Oxford, CT 06478 – Proposed “Dunkin Donuts”
(*Special Exception – Article 10, and Article 7 - Section 7.7.3.2- Drive Thru Window*)
(*Referred to Planning & Zoning Engineer, Jim Galligan*)

C. Future Public Hearings:

Public Hearing on 11/16/21 on the following application:

1. **Z-21-142 [VCMUD] – 400 Boulder Pass** – **Owner & Applicant:** The Residences at Quarry Walk, LLC in c/o Attorney Dominick Thomas, 315 Main Street, P.O.Box 313, Derby, CT (*Re-subdivision – Article 6, Section 6.2.4*)

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda – NONE

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

C. Correspondence – NONE

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

1. **Proposed Amendment to the Zoning Regulations** - *Proposed 18-month Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis.*

Public Hearing closed on 9/7/21; Commission unanimously approved an extension for action by 11/16/21.

2. **Z-21-126 [COMM] – 126 Oxford Road** – **Owner:** Mark Cipriano, Napoli Woodbury, LLC – Dollar General Plaza, 58 Pleasant Drive, Southbury, CT – **Applicant:** Gagandeep Sachdeva,– 9 Fox Run Lane, Seymour, CT 06483
(*Special Exception –Article 10, Article 7, Section 7.3.16, and Article 17 - Sale of Alcoholic Beverages*)

Public Hearing closed on 10/5/21; Commission action required by December 7, 2021.

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing - NONE

G. New Business – Other

1. **Z-21-149 [IND] – 6 Benson Road** – **Owner:** Grand Realty, LLC – 37 Jolie Road, Naugatuck, CT 06770 – **Applicant:** Paragon Signs & Graphics – 6 Benson Road, Oxford, CT
(*Use Permit*) (*Tabled on 10/5/2021*)
2. **Z-02-237 – Mountain Road Estates** – “Meadowbrook Estates” (*Bond Release Request*)
 - a. Letter from Kathy Ekstrom, Development Manager
3. **Z-21-157 [COMM] – 144 Oxford Road, Unit 1B** – **Owner:** Thomas Kelleher Family, Lmted. Partnership – **Applicant:** Melissa Swan, Cultivated, LLC, 42 Cherokee Drive, Oxford, CT (*Change of Use*)

H. Zoning Enforcement

I. Minutes

1. 9/7/2021- Regular Meeting Minutes
2. 9/21/2021 – Regular Meeting Minutes

J. Invoices – NONE

K. Other Business

- a. Possible Updates from Land Use Counsel, Kevin McSherry.
- b. Moose Hill Estates – Bond Release – Discussion with possible action.
- c. Public Act 21-29 – Opt Out – Parking & Accessory Apartments – Discussion with possible action.
- d. Planning & Zoning Policies & Procedures Review.
- e. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission