



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, February 15, 2022
7:30 PM - Main Meeting Room
S.B. Church Memorial Town Hall

The meeting is accessible online by using the following information:

Meeting Link:

<https://zoom.us/j/94492662528?pwd=dGVXdjJVdUpwZzM3aTIPSk4zV0djdz09>

Meeting ID: 944 9266 2528

Passcode: 371015

Join by Phone: +1 929 205 6099

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

ID.ROLL CALL

IV. SEATING OF ALTERNATES

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

The following Public Hearing *recessed to Tuesday, March 1, 2022:*

- I. **Z- 21-133 [COMM] - 60 Oxford Road** - Owner & Applicant: Pitt-Conn Holdings, LLC, 15 Apple Drive, Oxford, CT 06478 - Proposed, "Dunkin Donuts"
(*Special Exceptio11 -Article 10, alld Article 7- Sectio11 7.7.3.2- Drive-thru Willdow*)

B. New Public Hearings - NONE

- I. **Z-22-014 - Applicant & Owner:: Pitt-Conn Holdings, LLC, c/o Attorney Dominick Thomas, 315 Main Street, Del-by, CT, 06418** (*Proposed Text Amendment to the Zoning Regulations Article 3, General Regulations; (Amend) Section 3.24, Parking- General Requirement*)

Correspondence:

- a. Staff Referral Report from Keith Rosenfeld, Regional Municipal Planner, NVCOG

2. **Z-22-015 – Applicant & Owner: Marc Deslauries, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT, 06418** *(Proposed Text Amendments to the Zoning Regulations – Article 5, (New) Section 5.3.5; Article 10, (New) Section 10.12, (Amend) Article 17.2.1)*

Correspondence:

- a. Staff Referral Report from Keith Rosenfeld, Regional Municipal Planner, NVCOG

Exhibits submitted by the Attorney Thomas:

- a. Letter dated 2/9/2022 from the Joan Nichols, Executive Director, CT Farm Bureau
- b. A copy of pages 7-9 of the Griswold, Connecticut Zoning Regulations.

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

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

C. Correspondence

- a. CFPZA Quarterly Newsletter – Winter 2022
- b. Letter dated 2/7/2022 from Teodosio Stanek, LLC
Re: Riverview Estates, LLC - Bond Release and Acceptance of Road

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

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing

1. **Z-22-031 - Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant Cecir Esma Selmani, 43 Eagle View Road, Southbury, CT** *(Proposed Amendment to the Zoning Regulations – Amend Article 9, Section 9.3 by adding 9.3.23)*
2. **Z-22-019 [IND] – 2 Pheasant Run Road (Lot 1R) – Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant Cecir & Esma Selmani, 43 Eagle View Road, Southbury, CT** *(Site Plan – Construct a 30,000 sq. ft. Self-storage facility)*

G. New Business – Other

H. Zoning Enforcement

I. Minutes

1. 11/16/2021 Regular Meeting Minutes

2. 12/7/2021 Regular Meeting Minutes
3. 1/4/2022 Regular Meeting Minutes
4. 1/18/2022 Regular Meeting Minutes

J. Invoices

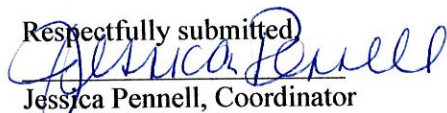
1. Nafis & Young Invoice #007-22 – Lot 1R Pheasant Run Road

K. Other Business

- a. Letter from Lisa Foster dated 12/1/2021
Re: Riverview Drive (*Referred to Land Use Counsel, Kevin McSherry*)
- b. Property Located at 36 – 40 Hunter’s Mountain Road (*Recessed*) – Awaiting Wetlands Action
- c. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted


Jessica Pennell, Coordinator
Planning & Zoning Commission