



**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, March 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/95683288543?pwd=QVovRzF5UmhLaW8xNnY4bC96YkRmZz09>

Meeting ID: 956 8328 8543

Passcode: 857997

Join by Phone: +1 929 205 6099

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES

V. PUBLIC HEARINGS

A. Recessed Public Hearings:

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)

B. New Public Hearings:

1. **Z-22-019 – Proposed Text Amendment to the Oxford Zoning Regulations - Applicant: Becir & Esma Selmani, 43 Eagle View Road, Southbury, CT 06488** *(Proposed Amendments: Article 2 – Definitions, add Section 2.45(a), Article 9, Industrial District – add Section 9.23.3, Article 10 – Special Exceptions, add 10.11.1-10.11.4) .*
 - a. Referral Letter from NVCOG.
2. **Z-22-031 [IND] – 2 Pheasant Run Road (Lot 1R) – Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant: Becir & Esma Selmani, 43 Eagle View Road, Southbury, CT**

(Special Exception Use – Self-Storage Facility) (Site Plan – Construct a 30,000 sq. ft. industrial building)

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

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

1. **Z-22-014 [COMM]– Applicant & Owner: Pitt-Conn Holdings, LLC, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT, 06418** *(Proposed Text Amendment to the Zoning Regulations Article 3, General Regulations; (Amend) Section 3.24, Parking – General Requirements) (Hearing closed on 3/1/22 – Commission Action on or before 5/3/22)*
2. **Z-22-015 [RES-A] – 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) (Hearing closed on 3/1/22 – Commission Action on or before 5/3/22)*

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing

G. New Business – Other

H. Zoning Enforcement

I. Minutes

1. 12/7/2021 Regular Meeting Minutes
2. 2/1/2022 Regular Meeting Minutes

J. Invoices – None

K. Other Business

- a. Letter from Lisa Foster dated 12/1/2021
Re: Riverview Drive *(Referred to Land Use Counsel, Kevin McSherry)*
- b. *Riverbend Estates – Bond Release – Letter from Jim Galligan*
- c. Discussion with possible action – New Land Use Opt-Out Provisions
- d. Discussion with possible action – Affordable Housing Plan to OPM
- e. P&Z Budget – Board of Finance
- f. CFPZA Annual Conference
- e. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission