



**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, April 5, 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://us06web.zoom.us/j/85810218557?pwd=YXp3MEExSZW5EVFZLeDgwZ0FMUDNtdz09>

Meeting ID: 858 1021 8557

Passcode: 893766

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

The following Public Hearing recessed to April 19, 2022:

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)

The following Public Hearing recessed to April 5, 2022:

2. **Z-22-031 [IND] – 2 Pheasant Run Road (Lot 1R) – Owner: 589 Investments, LLC, P.O. Box 506, Oxford, CT – Applicant: Becir & Esmā Selmani, 43 Eagle View Road, Southbury, CT**
(Special Exception Use – Self-Storage Facility) (Site Plan – Construct a 30,000 sq. ft. industrial building)

B. New Public Hearings – NONE

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. Memorandum from Keith Rosenfeld, Senior Regional Municipal Planner
Re: C.G.S. P.A. No. 21-01 Addendum

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

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)*
(Hearing closed on 3/15/22 – Commission Action on or before 5/3/22)
(Deliberations with possible action)
2. **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)*
(Deliberations with possible action)
3. **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

1. 9 Sioux Drive
2. 15 Old Church Road
3. Anonymous Complaints

I. Minutes

1. March 15, 2022 - Regular Meeting Minutes

J. Invoices

1. Adkins Printing – Invoice #4881 (Archival Paper - \$166.58)
2. CFPZA – Yearly Membership Dues - \$110.00

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 (Referred to Jim Galligan)*
- c. Property Located at 36 – 40 Hunter’s Mountain Road (*Recessed*) – Awaiting Wetlands Action
- d. Discussion with possible action – New Land Use Legislation Opt-Out Provisions
- e. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission