

TOWN OF OXFORD  
PLANNING & ZONING COMMISSION  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)



**Planning & Zoning Commission  
Regular Meeting Agenda  
Tuesday, February 6, 2024  
7:30 PM – Main Meeting Room  
S.B. Church Memorial Town Hall**

- I Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Seating of Alternates**
- V. Chairman Comments**
- VI. Approval of Minutes**
  - a. 12/5/2023 Organizational Meeting Minutes
  - b. 12/19/2023 Regular Meeting Minutes
- VII. Public Hearing on the following application:**

*Scheduled for 2/6/24 during the Regular Meeting.*

  1. **Z-23-205 [RESA] - 81 Newgate Road** - Owner & Applicant: Marc Deslauriers, 81 Newgate Road, Oxford, CT (Special Exception - Article 10, Section 10.13 - Farm Events)
- VIII. Regular Meeting Business**
  - A. Amendments to the Agenda
  - B. Audience of Citizens – (Items not listed on the agenda)
  - C. Correspondence
    - a. Memorandum dated 1/8/24 from the Office of the First Selectman to All Departments  
Re: Capital Improvement Plan

b. CT Federation of Planning & Zoning Agencies Quarterly Newsletter – Winter 2024

D. Old Business

E. New Business

1. **Bond Release Request – Pulte Homes – Z-08-181 & Z-12-018** (Oxford Greens, Phase 4)
  - a. Letter dated 12/19/23 from Tony Schumann regarding the bond release for Oxford Greens Phase 4, Fairview.
2. **8-24 Referral – Woodruff Hill Industrial Park**, Lots 5, 6, 7, 13, and 14.
  - a. Letter dated 1/29/24 from Jeff Luff to Chairman Pat Cocchiarella regarding 8-24 referrals.
3. **Authorization to sign Mylar – Pinewood Apartments**
  - a. Authorize the Chairman and Commission Secretary to sign the mylar for filing on the land records.

F. Zoning Enforcement

- A. Administratively approved zoning permits (Jan 1<sup>st</sup>–Jan 31<sup>st</sup>):
  1. **Z-24-005 [COMM] – 144 Oxford Road** – Owner: 144 Oxford Road, LLC  
Applicant: William Maisto, 50 Country Club Drive, Waterbury, CT – “Party Plus”

B. Zoning Enforcement Report (Jan 1<sup>st</sup> – Jan 31<sup>st</sup>)

G. Invoices

- a. Adobe Invoice #2657733454 – Reimbursement to Jessica Pennell

H. Other Business

- a. Discussion with possible action – Extend Cannabis Moratorium
- b. Update on the status of the Affordable Housing Plan
- c. Any other items the Commission deems necessary for discussion.

I. Adjournment

Respectfully submitted,

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Jessica Pennell, Coordinator  
Planning & Zoning Commission

TOWN OF OXFORD, CT  
TOWN CLERK  
*Jessica Pennell*

2024 FEB - 1 P 3:28