



**TOWN OF OXFORD  
PLANNING & ZONING COMMISSION**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Regular Meeting Agenda**

Tuesday, February 4, 2020

7:30 P.M - Main Meeting Room

S.B. Church St. Memorial Town Hall

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**COMMISSION CONSIDERATION – Re: Settlement of Litigation with Timberlake Investment Partners V, LLC vs. Planning & Zoning Commission of the Town of Oxford:**

Settlement Agreement, Revised Conceptual Plan, and revised conceptual Architectural Drawings related to the following matters:

*Timberlake Investment Partners V, LLC v. Planning & Zoning Commission of the Town of Oxford*, judicial district of Hartford, land use docket at Hartford, docket no. HHD CV 19 6114942 S; and

*Timberlake Investment Partners V, LLC v. Planning & Zoning Commission of the Town of Oxford*, judicial district of Hartford, land use docket at Hartford, docket no. HHD CV 19 6114943 S.

**V. PUBLIC HEARINGS**

**A. Continued Public Hearings**

**B. New Public Hearings**

**C. Future Public Hearings and Open Public Hearings**

**VI. REGULAR MEETING BUISNESS**

**A. Amendments to the Agenda**

**B. Audience of Citizens**

**C. Correspondence**

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

**E. Old Business – Other Matters**

1. Z-19-326 [COMM] — 357 Oxford Road – Owner: Hiren Patel – Applicant: Mike Andolina “Krispy Krunchy Chicken” (Use Permit)
2. Z-20-001 [IND] \*Correction\* Zone: OPD — 24 Hawley Road – Owner: The Community Chapel – Applicant: Charles Rosa – 61 Luna Trail, Southbury, CT (Sign Permit) (Referred to Municipal Planner for review)
3. Z-20-003 [IND] — 7 Fox Hollow Road – Owner: Entrepot, BUI, LLC – Applicant: OEC Brewing, 7 Fox Hollow Road, Oxford, CT (Extension of Use) (Referred to ZEO for review)

**F. New Business – Schedule a Public Hearing**

1. Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Having Rowing Club Owner: New Haven Rowing Club, Inc. – Applicant: Stuart Lathers Associates, LLC (Special Permit – Non-Commercial Recreational Use) Note: Property is located in a Flood Plain.

**G. New Business - Other**

1. Z-20-005 [COMM] — 113 Oxford Road – Owner: Quoka Realty Trust – Applicant: Oxford Lumber, 113 Oxford Road, Oxford, CT (Temporary Event Signs)
2. Z-20-006 [COMM] – 248 Oxford Road – Owner: Terry Blake, 3333 Main Street, Suite 200, Stratford, CT 06614 – Applicant: Rich Connors, 4 Tall Pines Drive, Oxford, CT 06478 (Use Permit – Article 7, Section 7.2.5)
3. Z-20-007 [RESA] – 122 Jack’s Hill Road – Owner: Adriene Radcliffe – Applicant: Raymond Radcliffe, 122 Jack’s Hill Road, Oxford, CT 06478 (Cottage Business Permit)
4. Z-20-009 [IND] – 1 Commerce Drive – Owner & Applicant: David Sippin, 234 Main Street, Monroe, CT 06468 (Site Plan – 30,000 sq. ft. Building)

**H. Zoning Enforcement**

**I. Municipal Planner**

**J. Minutes**

1. 1/21/20 – Regular Meeting Minutes

**K. Invoices**

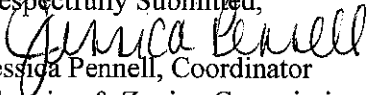
1. Adkins Printing Invoice #248908 – Minutes Books for Permanent Records
2. Arrow Printers, Inc. Invoice #1975 – Zoning Permit Applications


**L. Other Business**

1. C & M Homes – Abandon Subdivision  
*(Referred to Jim Galligan & Kevin Condon for review)*
2. Cocchiola – Riverview Subdivison – Discussion with possible action on Decision.
  - a. Letter dated 1/22/2020 from Town Counsel, Kevin Condon.
3. Bond Release Request – Meadowbrook Estates *(Refer to Jim Galligan for Review)*
4. CFPZA Annual Conference – March 26, 2020
5. Any other business the Commission deems necessary for discussion.

**M. Adjournment**

Respectfully Submitted,

  
Jessica Pennell, Coordinator  
Planning & Zoning Commission

20 FEB -3 AM 10:06  
TOWN OF OXFORD, CT  
  
TOWN CLERK