

**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](mailto:pandz@oxford-ct.gov)  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
Tuesday, June 6, 2023  
7:30 PM – Main Meeting Room  
S.B. Church Memorial Town Hall

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Seating of Alternates
- E. Public Hearings scheduled for June 6, 2023:

**Z-23-129 [RGCD] – Riggs Street and Chestnut Tree Hill Road** Applicant: Timberlake Holding Company, LLC, 42 Cherry Street, P.O. Box 3530, Milford, CT Property Owner(s): Timberlake Investment Partners IV; Timberlake Downs Partners, LLC; Timberlake Development Partners, LLC (Special Exception – Conceptual Plan Amendment; Article 5A, Section 5A.9 of the Oxford Zoning Regulations)

**Z-23-130 (a) [RGCD] – Chestnut Tree Hill Road** – Applicant: Timberlake Holding Company, LLC, 42 Cherry Street, P.O. Box 3530, Milford, CT. Owner(s): Timberlake Investment Partners IV; Timberlake Downs Partners, LLC; Timberlake Development Partners, LLC (Special Exception – Site Plan Modification to reduce the number of single family homes and replace with a number of attached homes, Article 5A, Section 5A.8 – Subsection 5A.8.1) (Special Exception – Major Re-grading /Excavation, Article 14, Section 14.2.2) (Site Plan Approval, Article 5A, Section 5A.6 – Subsection 5A.6.1)

**Z-23-130 (b) [RGCD] – Riggs Street** – Applicant: Timberlake Holding Company, LLC, 42 Cherry Street, P.O. Box 3530, Milford, CT Owner(s): Timberlake Investment Partners IV; Timberlake Downs Partners, LLC; Timberlake Development Partners, LLC (Special Exception – Major Re-grading /Excavation, Article 14, Section 14.2.2) (Site Plan Approval Article 5A, Section 5A.6 – Subsection 5A.6.1)

F. Future Public Hearings:

**Z-23-135 [IND] – 19 East Commerce Drive – Applicant: Borghesi Building & Engineering, 2155 East Main Street, Torrington, CT 06790 – Owner: Town of Oxford, 486 Oxford R Road, Oxford, CT 06478**

**(Special Exception – Article 9, Section 9.3.1- Construct a Building over 50,000 sq.ft.) (Site Plan)**

G. Regular Meeting Business

1. Amendments to the Agenda
2. Audience of Citizens – (Items not listed on the Agenda)
3. Correspondence
4. Old Business

1. **Z-23-116 [IND] – 106 Willenbrock Road – Applicant: A.G. Sales & Service, LLC c/o Dominick Thomas, 315 Main Street, Derby, CT 06418 - Owner: Tower Business Park, LLC, 15 Bates Place, Danbury, CT 06810**  
**(Special Exception – Addition of motor vehicle repair and used vehicle sales use to an existing 6,000 sq. ft. building per Article 10, Section 9.3.15 of the Oxford Zoning Regulations)**

5. New Business
6. Zoning Enforcement
7. Approval of Minutes
  - a. April 18, 2023 Regular Meeting Minutes
  - b. May 2, 2023 Regular Meeting Minutes

8. Invoices

9. Other Business

- a. Any other business the Commission deems necessary for discussion.

10. Adjournment

Respectfully submitted,

  
Jessica Pennell, Coordinator

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TOWN OF OXFORD, CT  
TOWN CLERK

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