

**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



**Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, June 20, 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. Approval of Minutes
 - a. May 16, 2023 Regular Meeting Minutes
 - b. June 6, 2023 Regular Meeting Minutes
- F. Public Hearing – Scheduled for Tuesday, June 20, 2023 during the regular meeting:
 - 1. **7-23-135 (IND) – 19 East Commerce Drive** – Applicant: Borghesi Building & Engineering, 2155 East Main Street, Torrington, CT 06790 – Owner: Town of Oxford, 486 Oxford Road, Oxford, CT 06478
(Special Exception – Article 9, Section 9.3.1- Construct a Building over 50,000 sq.ft.) (Site Plan)
- G. Upcoming Public Hearings – Scheduled for Tuesday, July 18, 2023 at 7:30 PM.
 - 1. **PZC-23-001 – Proposed Text Amendments to the Oxford Planning & Zoning Regulations:**
 - 1.) Accessory Dwelling Unit Regulations
 - 2.) Farm Events/Activities Regulations

H. Regular Meeting Business

1. Amendments to the Agenda
2. Audience of Citizens – (Items not listed on the Agenda)
3. Correspondence
4. Old Business –The following items required Public Hearings; the public hearings have been closed.

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)

2. **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)

3. **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)

4. **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)

5. New Business – None
6. Zoning Enforcement
7. Invoices

- a. Invoice from McSherry Law Office


b. Invoice from Adobe – Reimburse P&Z Coordinator


8. Other Business

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

9. Adjournment

Respectfully submitted,


Jessica Pennell, Coordinator

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TOWN OF OXFORD, CT

TOWN CLERK