

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, August 1, 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
- F. Public Hearings:

SCHEDULED PUBLIC HEARINGS:

Tuesday, August 15, 2023 at 7:30 PM:

Z-23-154 [RESA] – 403/407/411 Roosevelt Drive – Owner: New Haven Rowing Club, Inc., 407 Roosevelt Drive, Oxford, CT 06478 **Applicant's Representative:** Stuart Lathers Associates, LLC, 319 Peck Street, New Haven, CT 06513

(Special Exception – Article 10, Section 10.5 – Non-Commercial Recreational Use) (Site Plan – Construct a 5,048 sq. ft. building)

- 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-23-135 [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) Hearing closed on 7/18/23
2. **PZC-23-001 – Proposed Text Amendments to the Oxford Planning & Zoning Regulations:**
 - 1.) Farm Events/Activities Regulations (Attachment A)
 - 2.) Accessory Dwelling Units (Attachment B)*Hearing closed on 7/18/23*

5. New Business

1. **Z-23-160 [IND] – 2 Commerce Drive** – Owner & Applicant: David Sippin, 234 Main Street, Monroe, CT Applicant’s Representative: Ronald Wolff, Wolff Engineering, 39 Sherman Hill Road, Woodbury, CT 06798
(Waiver Request – Article 14.1.5 – Re-grading in conjunction with Site Plans) (Site Plan – Construct a 30,000 sq. ft. building – shell only)
2. **Z-23-161 [RESA] – 95 Freeman Road** – Owner & Applicant: Susana & Samir Fattah, 95 Freeman Road, Oxford, CT 06478
(Site Plan – Addition and Barn – 50’x54’)
SET PUBLIC HEARING DATE: *Tuesday, August 15, 2023 during the Regular meeting.*
3. **Z-23-165 [VCMUD] – 101 Main Street “Quarry Walk”** Owner: Oxford Towne Center, LLC, 300 Oxford Road, Oxford, CT 06478 – Applicant: “Quarry Coffee Co.”, Robin Williams, Beau Deprey, Pete Lupachino, 366 Middlebury Road, Middlebury, CT 06762
(New/Accessory Use – Sale of Alcoholic Beverages)
4. **Z-23-168 [VCMUD] – 220-2F Main Street “Quarry Walk”** – Owner: Oxford Towne Center, LLC, 300 Oxford Road, Oxford, CT 06478 – Applicant: Jessica Barry, 4 Meadow Drive, Oxford, CT 06478 dba “Where Sit Happens”
(New Use Permit – Dog Training Facility)
5. **Town of Oxford – 8-24 Referrals** – Discussion with possible Action Letter dated 5/22/23 from Jeff Luff, Economic Development Director

6. Zoning Enforcement

7. Invoices

8. Other Business

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

9. Adjournment

Respectfully submitted,

Jessica Pennell

Jessica Pennell, Coordinator

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TOWN OF WINDHAM, VT
Jessica Pennell
TOWN CLERK