



Town of Oxford
Planning & Zoning Commission
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, CT 06478

Regular Meeting Agenda
Tuesday, August 16, 2022
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. Public Hearings:
 - A. Recessed Public Hearings – None
 - B. New Public Hearings for Tuesday, August 16, 2022:
 - 1. **Z-22-096 – Proposed Zoning Regulation Text Amendment – Applicant:** Sit Stay Play Train, LLC c/o Attorney Benjamin Proto, 2885 Main Street, Stratford, CT 06614
(Proposed Amendments to the Zoning Regulations – Amend Article 9, Section 9.3 – Amend Article 2 – and Amend Article 10)
 - a. Staff Referral Report from Joanna Rogalski, Senior Regional Planner, NVCOG
 - b. Referral Report from Matt Fulda, Executive Director, METROCOG
 - 2. **Z-22-108 [IND] – 79 Prokop Road – Owner:** Connecticut Rock Development, LLC 166 Little Fox Lane, Southbury, CT – **Applicant:** Defeo Materials, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT. *(Special Exception – Article 14, Section 14.2) (Site Plan – Construct a 5,000 sq. ft. building)*
 - a. Letter dated 8/4/2022 from Jim Galligan, P&Z Engineer.
 - C. Upcoming Public Hearings (Already Scheduled) – None
- VI. Regular Meeting Business
 - A. Amendments to the Agenda
 - B. Audience of Citizens
 - C. Correspondence
 - D. Old Business – Matters on which a Public Hearing was held:
 - 1. **Z-22-094 [VCMUD] 400 & 500 Boulder Pass and 300 Oxford Road – Owner & Applicant:** Oxford Towne Center, LLC, The Residences at Quarry Walk, LLC & The

Residences at Quarry Walk II, LLC. (*Amendment to the VCMUD Concept Plan – The Residences at Quarry Walk*)

Public Hearing closed on 7/19/2022, Commission action required on or before 9/20/2022.

E. Old Business – Other

1. **Z-22-095 [VCMUD] 400 & 500 Boulder Pass – Owner & Applicant:** Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC (*Amendment to Phase 3A VCMUD Site Plan Approval*)
 - a. Updated Parking Management Plan
 - b. Letter dated 7/28/2022 from Scott Pelletier, Fire Chief
 - c. Email received 8/2/2022 from Tom Haynes – Response to Fire Chief's Comments

F. New Business – Schedule a Public Hearing

1. **Z-22-123 [IND] 178 Christian Street – Owner:** Cab Properties, LLC - **Applicant:** Steven Buonauto, 178 Christian Street, Oxford, CT (*Special Exception for an Auto Dealership in the Industrial Zone*)

**Tentative Public Hearing Date – September 6, 2022.*

G. New Business – Other

1. **Z-22-112 [COMM] – 316 Oxford Road – Owner:** Route 67 Professional Center, LLC **Applicant:** Shannon Peters, 34 Highland Road, Oxford, CT (*Vendor - "Kimber's Artic Ice"*)

H. Zoning Enforcement

1. 97 Bower's Hill Road
2. 7 Commerce Drive
3. 14 Sioux Drive

I. Minutes

1. 7/19/2022 Regular Meeting Minutes

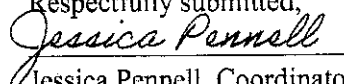
J. Invoices

1. Invoice from Ace Hardware
2. Invoice from Adobe, Inc.

K. Other Business

1. Farm Events ad-hoc committee update (if available).
2. Vendor Permits – Discuss Fees
3. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission

22 AUG 12 PM 2:07
TOWN OF OXFORD, CT
Suzanne A. Clark
TOWN CLERK