

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 15, 2023
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. Approval of Minutes
 - a. July 18, 2023 Regular Meeting Minutes
- VI. Public Hearings – August 15, 2023
 1. **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*)
 2. **Z-23-161 [RESA] – 95 Freeman Road** – Owner & Applicant: Susana & Samir Fattah, 95 Freeman Road, Oxford, CT 06478 (*Site Plan and Special Exception – Addition and Barn – 50'x54'*)
- VII. Regular Meeting Business
 - A. Amendments to the Agenda
 - B. Correspondence
 - a. Letter dated 7/31/23 from Savannah-Nicle Villalba
Re: NVCOG CGS §8-4c – Land Use Commissioner Training

- b. Letter dated 8/8/23 from Domencia Tatasciore
Re: Notice of Exempt Modification for Verizon – 691 Oxford Road, Oxford, CT

C. Old 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-23-135 [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)*)
- 3. **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)

D. New Business

- 1. **Authorize Zoning Enforcement Officer to sign Mylar** – Conservation Easement Map – BH Ventures, LLC, Riggs Street, Oxford, CT

E. Zoning Enforcement

- a. Show Cause Hearing – Old Good Hill Road

Hearing Procedure:

- 1. Presentation by Steve Macary, ZEO.
- 2. Comments and questions from the Commissioners regarding any information presented by the ZEO.
- 3. Property owner(s) presentation of information to the Commission.
- 4. Comments/questions from the Commissioners regarding any information presented by the ZEO.
- 5. Motion to recess/continue the Show Cause Order and authorize the Zoning Enforcement Officer to continue to pursue the resolutions as proposed.
- 6. Motion to impose fines and penalties as authorized by the Town ordinance.

F. Invoices

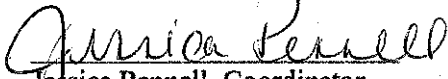
G. Audience of Citizens – Items not listed on the Agenda

H. Other Business

- a. Discussion - Request for regulation limiting and/or restricting shooting on private property
- b. Discussion - Open Space/Conservation Subdivisions
- c. Any other business the Commission deems necessary for discussion.

I. Adjournment

Respectfully submitted,


Jessica Pennell, Coordinator

TOWN OF OXFORD, CT

TOWN CLERK

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