



TOWN OF OXFORD
PLANNING & ZONING COMMISSION
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, September 6, 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:

The following Public Hearing *recessed to Tuesday, September 6, 2022*:

1. **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 (read on 8/16/22)

The following Public Hearing recessed to *Tuesday, September 20, 2022*:

2. **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)

B. New Public Hearings scheduled for Tuesday, September 6, 2022:

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

- a. ZBA Approval dated 7/20/22
- b. Letter dated 6/14/22 from Thomas W. Calkins.
- c. Letter dated 8/16/22 from Mike Herde, IW Enforcement Officer
- d. Letter dated 9/1/22 from Scott Pelletier, Fire Marshall

C. Future Public Hearings – None

VI. Regular Meeting Business

- A. Amendments to the Agenda
- B. Audience of Citizens – (Items not listed on the Agenda)
- C. Correspondence
- D. Old Business – Matters on which a Public Hearing was held
- E. Old Business – Other Matters
- F. New Business – Schedule a Public Hearing
- G. New Business – Other

- 1. **Z-22-125 [IND] – 324 Christian Street** – Owner: Anvil Properties/Anvil CT, LLP, 1432 Old Waterbury Road, Suite 9, Southbury, CT – **Applicant:** Amanda Pakul, 50 Hinkle Road, Washington, CT (*Use Permit*) (*Sign Permit*)

H. Zoning Enforcement

I. Minutes

- 1. 8/16/2021 Regular Meeting Minutes

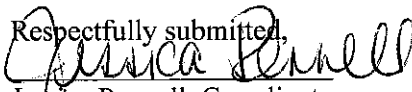
J. Invoices


- 1. OmniPrint Invoice # 722-246

K. Other Business

- a. Farm Events Ad-hoc committee update (if available).
- b. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission

22 SEP -2 PM 2:10
TOWN OF OXFORD, CT

TOWN CLERK