

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, September 19, 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. Public Hearings – September 19, 2023

RECESSED PUBLIC HEARING:

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*)**

RECESSED PUBLIC HEARING:

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'*)**

- VI. Regular Meeting Business
 - A. Amendments to the Agenda
 - B. Correspondence
 - 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. **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

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.

b. ZEO Approved Use Permits:

- 1.) Z-23-161[IND] – 97 Willenbrock Road – Eastern Mechanical Services, Inc.
- 2.) Z-23-169 [COMM] – 340 Oxford Road – Morea Restaurant & Cocktail Bar
- 3.) Z-23-174 [VCMUD] – 334 Center Rock Green – The Paw Wash
- 4.) Z-23-179 [COMM] – 71 Oxford Road – Bubbakoos Buritos
- 5.) Z-23-183 [COMM] – 369 Oxford Road – Ryheart Retrievers
- 6.) Z-23-184 [VCMUD] – 315 Center Rock Green, Suite 10 – Dynamic Smiles Orthodontics
- 7.) Z-23-184(a) [IND] – 106 Willenbrock Road, Bldg #2, Untis A,B,C, D – Vintage and Classic, LLC

F. Approval of Minutes

- a. July 18, 2023 Regular Meeting Minutes
- b. August 1, 2023 Regular Meeting Minutes
- c. August 15, 2023 Regular Meeting Minutes

G. Invoices

H. Executive Session

1. The Planning & Zoning Commission will hold an Executive Session to discuss litigation regarding AAN – CV22-6049298-S – Defeo Materials, LLC v. Planning and Zoning Commission of the Town of Oxford.
2. The Planning & Zoning Commission will hold an Executive Session to discuss litigation regarding AAN – CV23-6050997-S – Airamid, LLC v. Planning and Zoning Commission of the Town of Oxford.

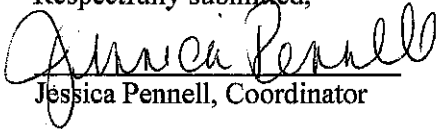
I. Audience of Citizens – Items not listed on the Agenda

J. Other Business

- a. Affordable Housing Plan – Discussion with Possible Action
- b. Any other business the Commission deems necessary for discussion.

J. Adjournment

Respectfully submitted,


Jessica Pennell, Coordinator

TOWN OF OXFORD, CT

TOWN CLERK

2023 SEP 14 P 3:09