

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 20, 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 Hearings *recessed to Tuesday, September 20, 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
(Proposed Amendments to the Zoning Regulations – Amend Article 9, Section 9.3 – Amend Article 2 – and Amend Article 10)
- 2. **Z-22-108 [IND] – 79 Prokop Road – Map: 25 Block: 19 Lot: 4 C 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)

- B. New Public Hearings - None
- 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

1. **Z-22-123 [IND] 178 Christian Street – Map: 18 Block: 25 Lot: 1 A – Owner & Applicant: Cab Properties, LLC - Steven Buonauto, 178 Christian Street, Oxford, CT (Special Exception for an Auto Dealership in the Industrial Zone)**

* Public Hearing closed on 9/6/22; the Commission has 65 days to act on this application.

E. Old Business - Other Matters

F. New Business - Schedule a Public Hearing

Tentative Public Hearing Date: October 19, 2022.

1. **Z-22-131 [RESA] – 266 Maple Tree Hill Road – Map: 5 Block: 43 Lot: 1 A – Owner & Applicant: Tom Loring, 266 Maple Tree Hill Road, Oxford (Special Exception – Construct a 4,752 sq. ft Barn) (Special Exception – Boarding of Horses) (Special Exception – Construct a 17,136 sq. ft Indoor Riding Rink)**

G. New Business - Other

1. **Z-22-177 [RGCD] – Residential Area No. 6 Oxford Greens – Map: 33-32 Block: 10-11 Lot: 2 1 – Owner & Applicant: BH Oxford Ventures, LLC, 100 Crossways Park Drive W, Suite 111, Woodbury, NY (Site Plan)**
2. **Z-22-129 [RESA] – 228 Quaker Farms Road – Map: 22 Block: 69 Lot: 34 – Owner & Applicant: Rhode Island Lights, Inc. c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT (4-Lot Subdivision)**

H. Zoning Enforcement

I. Minutes

1. 9/6/2022 Regular Meeting Minutes

J. Invoices

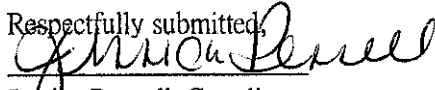
1. Amazon Business Invoice # 1FXK-1L33-PJCD

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 19 PM 2:29
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK