

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](http://www.Oxford-CT.gov)



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
Tuesday, October 3, 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 – None
- VI. Regular Meeting Business
  - A. Amendments to the Agenda
  - B. Correspondence
  - C. Old Business
    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’*)
    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)

4. **Z-23-186 [COMM] – 117 Oxford Road – Owner:** Thomas Hlywa, 117 Oxford Road, Oxford, CT –  
**Applicant:** Andy Flach, 5 Old Country Road, Oxford, CT (Change of Use Permit)

D. New Business

E. Zoning Enforcement

- a. **Show Cause Hearing – Old Good Hill Road** – (Hearing closed on 9/19/23)  
b. ZEO Approved Use Permits - None

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. Audience of Citizens – Items not listed on the Agenda

I. Other Business

- a. Any other business the Commission deems necessary for discussion.

J. Adjournment

Respectfully submitted,

  
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Jessica Pennell, Coordinator

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TOWN OF OXFORD, CT  
  
TOWN CLERK

2023 SEP 28 P 3:41