

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, October 4, 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, October 4, 2022:*

1. **Z-22-108 [INDI] – 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 Hearing - None

C. Future Public Hearings

Public Hearing scheduled for 10/18/22:

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)

VI. Regular Meeting Business

- A. Amendments to the Agenda
- B. Audience of Citizens - (Items not listed on the Agenda)

C. Correspondence

- a. Letter dated 9/28/22 from Town Clerk Margaret West-Mainor

D. Old Business - Matters on which a Public Hearing was held:

1. **Z-22-123 [INDI] 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

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)**

F. New Business - Schedule a Public Hearing

Tentative Public Hearing Date: November 1, 2022

1. **Z-22-180 [INDI] – Proposed Text Amendment to the Industrial Zone – Owner: 8 Pheasant Run, LLC, c/o Mark Oczkowski, 4 Woodruff Hill Road Applicant: Vesta Modular c/o Robert Sizemore, 1000 Town Center Suite 975, Southfield, MI (Proposed zoning regulation text amendments: addition of Article 2, Section 2.13a and addition of Article 9, Section 9.3.23)**
2. **Z-22-181 (a) Z-22-181 (b) – [INDI] – 8 Pheasant Run Road – Owner: 8 Pheasant Run, LLC, c/o Mark Oczkowski 4 Woodruff Hill Road – Applicant: Vesta Modular c/o Robert Sizemore, 1000 Town Center Suite 975, Southfield, MI (Site Plan - Construct 5,000 sq.ft. building) (Special Exception Use Article 9, Section 9.3.23)**
3. **Z-22-182 – [INDI] – 13 E. Commerce Drive (Lot 14 Woodruff Hill Industrial Park Owner: Town of Oxford, 486 Oxford Road, Oxford – Applicant: Airamid, LLC c/o William Kennedy and/or Tiana DiMaria, 511 Brook Street, Rocky Hill, CT (Site Plan - Construct 5,332 sq.ft. building) (Special Exception Article 9, Section 9.3.10)**

G. New Business - Other

H. Zoning Enforcement

I. Minutes

1. 9/20/2022 Regular Meeting Minutes

J. Invoices

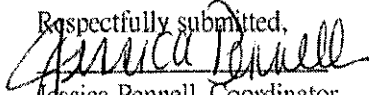
1. Amazon Business Invoice #19JX-NWWY-XF4P

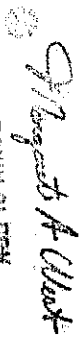
K. Other Business

- 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 30 AM 8:27
TOWN OF OXFORD, CT

TOWN CLERK