

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, November 15, 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. Presentation / Discussion with the Naugatuck Valley Council of Governments (NVCOG) regarding preparation of Regional Plan of Conservation and Development (RPOCD) for 2023
- VI. Public Hearings:

A. Recessed Public Hearings:

The following Public Hearings recessed to *Tuesday, November 15, 2022*:

6:00 PM **Planning & Zoning Commission Public Hearing** to opt-out of the **Accessory Apartment Requirements** as outlined in Public Act No. 21-29.

6:20 PM **Z-22-181 (a) Z-22-181 (b) – [IND] – 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*)

NOTE: The following hearings will be held during the 11/15/22 Regular Meeting and may not commence promptly at 7:30 PM.

7:30 PM **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*)

7:30 PM **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)**

The following Public Hearing is recessed to ***Tuesday, December 6, 2022 during the regular meeting:***

7:30 PM **Z-22-182 (a) Z-22-182 (b) – [IND] –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)**

B. New Public Hearings:

6:05 PM **Planning & Zoning Commission** – Opt out of Public Act 21-29 requirements regarding Parking

C. Future Public Hearings:

Tuesday, December 6, 2022 at 7:30 PM (during Regular Meeting):

7:30 PM **Z-22-190 [IND] – 21-23 Nichols Road – Owner: – TPB Contractors, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT – Applicant: T&C Partners, LLC c/o Attorney Dominick Thomas, 315 Main Street. Derby, CT (Site Plan) (Modification of Special Exception) (Article 2, Section 2.14a, Article 9, Section 9.3.21, Article 10, Section 10.7.2 (6))**

VI. Regular Meeting Business

A. Amendments to the Agenda

B. Audience of Citizens – (Items not listed on the Agenda)

C. Correspondence

a. CFPZA Quarterly Newsletter – Fall 2022

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

1. **Z-22-180 [IND] – Proposed Text Amendment to the Industrial Zon – 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)**

E. Old Business – Other Matters - None

F. New Business – Schedule a Public Hearing

G. New Business – Other

H. Zoning Enforcement

I. Minutes

1. 11/1/2022 Public Hearing Minutes:

- a. **Planning & Zoning Commission Public Hearing** to opt-out of the **Accessory Apartment Requirements** as outlined in Public Act No. 21-29.
- b. **Z-22-180 [IND] – 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*)
- c. **Z-22-181 (a) Z-22-181 (b) – [IND] – 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*)
- d. **Z-22-182 (a) Z-22-182 (b) – [IND] –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*)
- e. **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*)

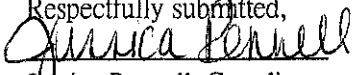
2. 11/1/2022 Regular Meeting Minutes

J. Invoices

K. Other Business

- a. Approve 2023 Regular Meeting Schedule
- b. Farm Events Ad-Hoc Committee (Next update on 12/6/22)
- c. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,

 Jessica Pennell, Coordinator
 Planning & Zoning Commission

22 NOV 10 PM 3:56
 TOWN OF OXFORD, CT
 Margaret A. Clark
 TOWN CLERK