

**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, December 6, 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 - 12/6/2022:**

A. Recessed Hearing:

1. **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*) (*Request Extension/Close Hearing – Hearing opened on 11/1/22*)

B. New Hearing:

1. **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
- D. Old Business – Matters on which a Public Hearing was held
 1. **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]

2. **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]
3. **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]

E. Old Business – Other Matters - None

F. New Business

1. **Z-22-200 [IND] –21 East Commerce Drive - (Lot 17 Woodruff Hill Industrial Park)** – Owner & Applicant: 589 Investments, LLC, 29-1 Highland Road, Oxford, CT [Major Re-grading +/- 8,200 cubic yards - Article 14, Section 14.1.2; 14.1.5 (C) & (D); and 14.2.3, Section (o)] – (Refer to Jim Galligan)

H. Zoning Enforcement

1. Approved Use Permits:

- a. Z-22-198 – 144 Oxford Road – Eagle Smoke and Snack Shop
- b. Z-22-199 – 315 Center Rock Green, Suite 9 – Priva Medspa (Quarry Walk – previously Viso Bello)

2. Complaints/Enforcement – Items for Discussion by ZEO/Inquiries from Commission

I. Minutes:

1. Public Hearing Minutes:

- a. 11/1/22 & 11/15/22: **Planning & Zoning Commission Public Hearing** to opt-out of the **Accessory Apartment Requirements** as outlined in Public Act No. 21-29.
- b. 11/15/22: **Planning & Zoning Commission Public Hearing** to opt-out of the **Parking Requirements** as outlined in Public Act No. 21-29
- c. 11/1/22: **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)
- d. 11/1/22 & 11/15/22: **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)
- e. 11/1/22: **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)

f. **11/1/22: 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

3. 11/15/2022 Regular Meeting Minutes

J. Invoices

1. Nafis & Young Invoice # 250-22 for Vesta Modular – Review & Report

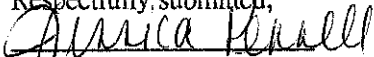
K. Other Business

a. Farm Events Ad-Hoc Committee (Possible update on 12/6/22)

b. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

22 DEC -5 PM 29 02
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK