

**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](mailto:pandz@oxford-ct.gov)  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)



**Planning & Zoning Commission  
Regular Meeting Agenda  
Tuesday, January 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 – 1/3/2023:**
  - 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) (Extension granted on 12/6/2022)*
  - B. New Hearing - None
- VI. Regular Meeting Business**
  - A. Amendments to the Agenda
  - B. Audience of Citizens – (Items not listed on the Agenda)
  - C. Correspondence
    - a. Email from Helen Leung, Grant Writer  
Re: DEEP CT Recreational Trails Grant Program
    - b. Memorandum dated 12/13/22 from the Board of Selectmen  
Re: Public Act 21-29 Opt Outs
    - c. Email from Percy Ferris – Ferris Properties  
Re: 65 Prokop Road – Request for extension
    - d. Email from Finance Director, Jim Hliva  
Re: New Accounts Payable Procedures
  - D. Old Business – Matters on which a Public Hearing was held

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)]

E. Old Business – Other Matters

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)

F. New Business

1. **CT General Statute 8-24 Referral – Oxford Town Park – Oxford Road/Route 67**
2. **Z-22-204 [IND] – 110 Hawley Road – Owner & Applicant:** Robert Werden (Site Plan - construct a building for a rock crusher to be added to a pre-existing contractor's yard)

H. Zoning Enforcement

1. Approved Use Permits:
  - a. Z-22-202 – 248 Oxford Road – New Use - Oxford Puff City
  - b. Z-22-203 – 248 Oxford Road – New Use - R-Way Signs
2. Complaints/Enforcement – Items for Discussion by ZEO/Inquiries from Commission

I. Minutes:

- a. 12/6/2022 Regular Meeting Minutes

J. Invoices

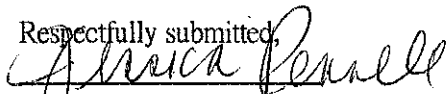
1. Nafis & Young Invoice #263-22 - Oxford Greens Paving Inspection
2. Invoice from McSherry Law Office for services from 10/28/22-12/6/22.
3. Rev Invoice – Transcripts from 12/6/22 Meeting – Reimburse Jessica

K. Other Business

- a. Farm Events Ad-Hoc Committee
- b. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,



Jessica Pennell, Coordinator  
Planning & Zoning Commission

22 DEC 29 PM 31 35  
TOWN OF OXFORD, CT  
TOWN CLERK  
*Stephanie A. West*