

**Town of Oxford
Planning Board Meeting**

**MINUTES
August 28th, 2025
6:00PM**

ATTENDANCE: Chairman Tim Mosher, Edward Adams, Sam LoboZZo, Shawn Morse (arrived at 6:11pm)
Al Lima, Kingston Brown – CEO, Audrey Swasey – Deputy Clerk

1. CALL TO ORDER at 5:59 PM by Chairman Tim Mosher

2. ACTION ON MINUTES

2.1. Minutes of May 22, 2025

Motion to accept the minutes by Edward Adams, Second by Sam LoboZZo

Vote 4-0 Passed

3. BUSINESS

3.1. Preliminary Subdivision Review – Hidden Hills Estates – April Evans & Brian Delano

Attachments: Preliminary Surveys and application packet

Discussion: Brian Delano & April Evans purchased land to the left of Whitney Farm Estates on East Oxford Road. They are planning to build and live alongside a family member on back lots and subdivide and sell the front lots. This is initiating the subdivision process another meeting is needed to finalize plans. The subdivision will be a private road and require no town maintenance.

Motion to accept by Edward Adams, Second by Sam LoboZZo

Vote 4-0 Passed

3.2. Site Plan Amendment – Expansion of 2,921 Square Feet to His Church

Attachments: Packet and site plan

Discussion: His Church is looking to expand. The State Fire Marshall is waiting for the final prints from the church before approval. Entrances and exits are good on all connecting roads.

Motion to accept by Edward Adams if the State Fire Marshall approves, Second by Sam LoboZZo

Vote 4-0 Passed

3.3. Site Plan Amendment – Expansion of 12,500 to Flea Market

Attachments: Packet and floor plan

Discussion: Second floor was added with no new building (floor was added within original building). Originally meant to add 5,000 sq ft, an additional 7,500 sq ft was added without knowing. They are waiting for the Fire Marshalls' approval.

Motion to accept with State Fire Marshalls' approval by Edward Adams, Second by Shawn Morse

Vote 5-0 Passed

Town of Oxford Planning Board Meeting

3.4. Site Plan Review – Happy Trails 4 Units

Attachments: Application packet.

Discussion: Looking to add another unit in addition to existing units (on the same parcel as the flea market). This request does not meet law requirements.

Motion to deny due to density requirements by Edward Adams, Second by Sam Lobo

Vote 5-0 Passed

4. PUBLIC COMMENT

Shawn Bennett – Curious about local government. He has been in contact with the Town Clerk looking for previous Planning Board Minutes.

5. ADJOURNMENT

Motion to adjourn by Sam Lobo, Seconded by Al Lima

Vote 5-0

Adjourned at 6:25 PM

Next meeting is scheduled for September 11th, 2025, at 6:00 PM if an agenda is produced.