



TOWN OF OXFORD

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission

TOWN OF OXFORD PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission of the Town of Oxford, Connecticut will hold a Public Hearing on Tuesday, **July 19, 2022 at 7:30 PM** on the following:

Z-22-094 [VCMUD] 400 & 500 Boulder Pass and 300 Oxford Road – Owner & Applicant: Oxford Towne Center, LLC, The Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC. (*Amendment to the VCMUD Concept Plan – The Residences at Quarry Walk*)

The Public Hearing will be held in the Main Meeting Room of the S.B. Church Memorial Town Hall located at 486 Oxford Road, Oxford, Connecticut.

At the meeting, interested persons will be heard, and written communications received.

The application is available for review on the Town of Oxford website, oxford-ct.gov, under Planning & Zoning Commission/All Planning & Zoning Commission Meeting Agendas/2022.

Dated at Oxford, Connecticut this 28th day of June 2022.

PLEASE PUBLISH on July 6, 2022 and July 13, 2022.

BY: Jessica Pennell, Coordinator
Planning & Zoning Commission

22 JUN 29 AM 11:47
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning and Zoning Commission

Z#: 2-22-094
Date Received: _____
Date Accepted: _____
Date on Agenda: _____
65 Day Exp.: _____
Extension: _____
2nd Extension: _____

*** Please Note:**

- Read Instructions Thoroughly Before Completing Form
- This form Must Be Completely Typewritten or Legibly Printed in Ink

1) APPLICATION: This is an application for: *(Check the ones that apply)*

- | | | |
|--------------------------------------|---|--|
| ☐ Subdivision | ☐ Resubdivision | Total Number of Lots: _____ |
| ☐ Zone Change | ☐ Special Exception | S/E (Include Article & Section No.): _____ |
| ☐ Excavation | ☐ Map/Text Amendment | (Include Article & Section No.): _____ |
| ☐ Site Plan | ☐ Other | |

Amendment to VCMUD Concept Plan - The Residences at Quarry Walk

Name of Project Title (Subdivision/Resubdivision): OXFORD TOWNE CENTER / QUARRY WALK
THE RESIDENCES AT QUARRY WALK

2) PROPERTY LOCATION(s):

a) Street Address: 400 & 500 BOULDER PASS and 300 OXFORD ROAD

Town Clerk Record Map Number: N/A

Assessor's Identification Numbers:

Map: 34 Block: 9 Lot: 26-K-11 & 26 Unit: _____

Zoning District: *(Check One)*

- | | | | |
|---|------------------------------------|------------------------------|--------------------------------------|
| ☐ RES A | ☐ RES Golf | ☐ COM | ☐ Planned COM |
| ☐ RES POD | ☐ Ox Center | ☐ IND | ☐ CORP BP |
| ☒ Other | | | |
| Village Center Mixed Use District | | | |
| VCMUD | | | |

Water and Sewer: *(Check the ones that apply)*

- | | |
|---|--|
| ☒ Municipal Sanitary Sewers | ☐ Private Wells |
| ☐ On Site Septic Systems | ☒ Public Water |

b) Street Address: _____

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:

Map: _____ Block: _____ Lot: _____ Unit: _____

Zoning District: *(Check One)*

- | | | | |
|----------------------------------|------------------------------------|------------------------------|--------------------------------------|
| ☐ RES A | ☐ RES Golf | ☐ COM | ☐ Planned COM |
| ☐ RES POD | ☐ Ox Center | ☐ IND | ☐ CORP BP |
| ☐ Other | | | |

Water and Sewer: *(Check the ones that apply)*

- | | |
|--|--|
| ☐ Municipal Sanitary Sewers | ☐ Private Wells |
| ☐ On Site Septic Systems | ☐ Public Water |

Please indicate who will be the **POINT OF CONTACT**:

(All communications and correspondence will be directed to the Point of Contact)

(Check one)

☒ APPLICANT ☒ OWNER ☐ LAND SURVEYOR ☐ ENGINEER ☐ ARCHITECT

OXFORD TOWNE CENTER LLC

3) APPLICANT: THE RESIDENCES AT QUARRY WALK LLC & THE RESIDENCES AT QUARRY WALK II LLC

Address: C/O Atty. Dominick Thomas, 315 Main St., P.O. Box 313

Town: Derby State: CT Zip Code: 06418

Phone: (203) 735-9521 Fax: (203) 732-8129 Email: djt@cohen-thomas.com

4) OWNER(s): SAME

Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

5) APPLICANT'S OWNERSHIP INTEREST: OWNER

6) LAND SURVEYOR: _____ REG. No: _____

Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

7) CIVIL ENGINEER: W. Kyle Bogardus, PE. CPESC - Langan REG. No: 24900

Address: 555 Long Wharf Drive

Town: New Haven State: CT Zip Code: 06511

Phone: (203) 675-7910 Fax: (____) _____ Email: kbogardus@langan.com

8) ARCHITECT: N/A REG. No: _____

Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

9) PREFERRED OR RECOMMENDED NAMES OF NEW ROADS TO BE CONSTRUCTED: N/A (Subject to BOS Approval)

(Check One) ☐ Private Road ☐ Town Road _____ Length of Road _____

10) STATUS OF WETLANDS PERMIT: N/A

(Please Provide a Copy)

11) ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS: N/A

12) SURETY OPTION (See Article 9 of Subdivision Regulations): N/A

(Check the one that applies)

☐ Improvements will be completed prior to endorsement and filing of record subdivision.

☐ Surety will be provided.

☐ Conditional approval is requested.

13) WAIVERS:

(Check the one that applies)

☐ No waivers of the subdivision regulations are required.

☐ Waivers of one or more sections of the subdivision regulations are requested.

(Please provide a written description of the reason for the waiver and attached to and make part of this application.)

14) EARTH EXCAVATION: **N/A**
(Check one)

☐ Yes ☐ No

If yes, how many cubic yards of material to be removed, filled, and/or dispersed. _____ cubic yards.

15) FLOOD ZONE:
(Check one)

☐ Yes ☒ No

If yes, what zone. _____

16) APPLICATION/SUPPORTING DOCUMENTS:
(Indicate Attached or Not Applicable)

_____ Project Narrative Letter	_____ Fire Marshal's Review
_____ Record Subdivision Plan	_____ Letter from Public Water Supply
_____ Site Development Plan	_____ P.D.D.H. Approval
_____ Plan and Profile	_____ Inland Wetlands Approval
_____ Standard Construction Details	_____ W.P.C.A. Approval
_____ Connecticut Highway Department	_____ Legal Boundary Description
_____ Engineering Department Review	_____ Zoning and Subdivision History
_____ Drainage Calculations	_____ Certificate from Assessor
<u>XX</u> Other: Concept Plan Amendment	Other: _____
increasing Residential 1 and 2	
Bedroom Units from 150 to 162	

17) REFERRALS:

(Check the ones that apply)

- ☐ A portion of the property effected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
- ☐ A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.
- ☐ Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- ☐ Subdivision/Resubdivision includes land which abuts or is partially located in the Town of _____.
- ☐ Referral to Regional Planning Agencies is required.

If any of the above applies, the applicant is required to give written notice of his/her application to the adjoining municipality and submit a copy to P&Z. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT**.

18) APPLICATION FEES: (Additional fees may apply - See Schedule of Fees)

Application Fee is as follows:

_____ Building Lots (x) \$ _____ per lot = \$ **N/A**
_____ Cubic yards (x) \$100 for each 1,000 cubic yards = \$ **N/A**

Public Hearing Fee =	\$	650.00
Other Fees =	\$	310.00
State Fee =	\$	60.00
Total Fee =	\$	1020.00 (Ck#) _____

19) AUTHORIZATION AND ENDORSEMENTS:

a) APPLICANT:

I (we) hereby certify that I (we) are making this application on behalf of and with full authority of the owner(s) of the property or premises and am aware of and understand the Zoning and/or Subdivision Regulations pertinent to the application and affirm that the statements and information provided are accurate and true. Further, the undersigned hereby authorizes the Town of Oxford and its agents, to access the premises during normal business hours or hours of construction, for the purpose of pre and post application investigations, inspection of improvements or construction, and enforcement of the Zoning and/or Subdivision Regulations, Town Ordinances, and/or General Statutes of the State of Connecticut, as may be applicable and/or amended.

APPLICANT SIGNATURE _____

NAME PRINTED THOMAS HAYNES

DATE 5/31/2022

AUTHORIZED MEMBER OF THE RESIDENCES AT QUARRY WALK LLC
b) PROPERTY OWNER(s): AND OXFORD TOWN CENTER LLC

The undersigned, being all of the owners of the premises referred above, hereby consent to the filing of this application together with meeting of all requirements of the applicant by the Commission for same.

OWNER SIGNATURE _____

NAME PRINTED Thomas Haynes

DATE 5/31/2022

20) INFORMATIONAL: Authorized Member The Residences At Quarry Walk LLC
Oxford Towne Center LLC

Communications with and recommendations from contracted P&Z staff are the sole responsibility of the applicant.

21) ACTION TAKEN:

(This SECTION is to be filled out by Planning & Zoning Staff ONLY)

☐ DENIED / ☐ APPROVED
(Check One)

APPROVED WITH CONDITIONS ☐ Yes or ☐ No
(Check One)

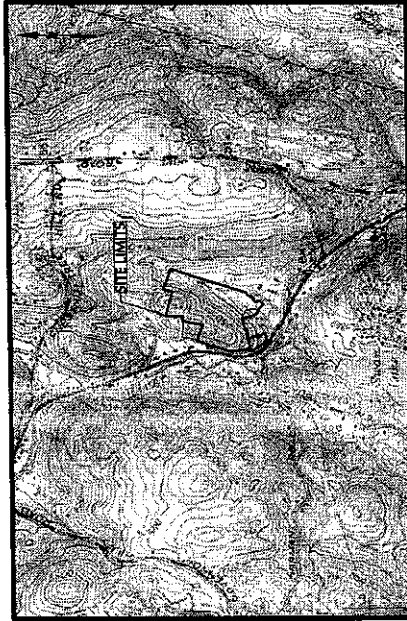
See Letter dated _____ for DETAILS of ACTION taken and attach a copy hereto.

BY: _____ DATE _____
(Name & Title)

QUARRY WALK

300 OXFORD ROAD
400 & 500 BOUNDER PASS
TOWN OF OXFORD, CONNECTICUT

VILLAGE CENTER MIXED USE DISTRICT CONCEPTUAL PLAN SUBMISSION (AMENDMENT 3)



PROJECT AREA
1"=100'

DRAWING LIST

NUMBER	TITLE	DATE	REVISED
CS001	COVER SHEET	04/16/14	04/16/22
CS002	MASTER LEGEND & NOTES SHEET	04/16/14	01/12/16
CS100	OVERALL SITE PLAN	04/16/14	04/16/22
CS200	OVERALL LANDSCAPE PLAN	04/16/14	01/12/16
CS300	OVERALL LIGHTING PLAN	04/16/14	01/12/16
PH-1	PHASING PLAN	04/16/14	01/12/16

APPLICANT
OXFORD TOWN CENTER LLC
32D PROGRESS LANE
SEYMOUR, CONNECTICUT 06483
(203) 888-9048

**CIVIL, GEOTECHNICAL & TRAFFIC ENGINEER,
LANDSCAPE ARCHITECT & SURVEYOR**
LANGAN CT, INC.
555 LONG WHARF DRIVE
NEW HAVEN, CONNECTICUT 06511
(203) 562-5771

ATTORNEY
DOMINICK J. THOMAS, JR.
COHEN & THOMAS
315 MAIN STREET
DERBY, CONNECTICUT 06418
(203) 735-9521

LANGAN

Project No.	14099501
Date	04/16/2014
Scale	N.T.S.
Drawn By	JM
Checked By	WES
Drawing No.	CS001

OVERALL LEGEND

- [illegible]

GENERAL NOTES

- [illegible]

52 = STANDARD UNIT &
H0 = HEAVY DUTY BULL
CLF = CHAIN LINK FENCE
12 = 12' OF CHAIN

- ## POTABLE WATER NOTES
- DO NOT SIGN THESE NOTES
- NAME _____
DATE _____
GRADE _____
1. DRINKING WATER IS OBTAINED FROM APPROVED WATER SOURCES.
2. DRINKING WATER IS NOT USED IN A MANNER OF PREVENTING OR REMEDYING POSSIBLE PHYSICAL ORCHEMICAL CONTAMINATION OF DRINKING WATER.
3. ALL POTABLE WATER, AND ALL WATER AND SEWERS SHALL BE INSTALLED SEPARATELY AND NOT SHARE TRENCH OR CONDUIT.
4. SEWERAGE TRENCHES AND SEWERS SHALL BE THE PROPERTY OF THE TOWN OF HAYWARD.
5. ALL CONNECTIONS SHALL BE SUBJECT TO THE INSPECTOR'S EXAMINATION, FOR APPROVAL, PRIOR TO THE INSTALLATION OF THE PROPOSED WATER MAIN.
6. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD WATER COMMAITY DESIGN STANDARDS FOR ALL WATER MAINS.
7. CONNECTIONS TO SEWER, PROVIDED WITH MAIN CONNECTION.
8. CONNECTIONS ARE RESPONSIBLE FOR THE TRENCH, TAPPING AND DESIGN OF THE WATER MAIN.
9. AFTER MAIN APPROVAL, THE TOWN OF HAYWARD MAY, AND THE CONTRACTOR SHALL, WITHIN 10 BUSINESS DAYS, BE REQUIRED TO PROVIDE A RECORD DRAWING OF THE WATER MAIN, SHOWING THE LOCATION, DEPTH, AND MATERIAL OF THE WATER MAIN.
10. BEFORE ANY WATER MAIN IS INSTALLED, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TOWN OF HAYWARD.
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STANDARD OF 10 FEET MINIMUM, 18 INCHES VERTICAL FROM SANI-

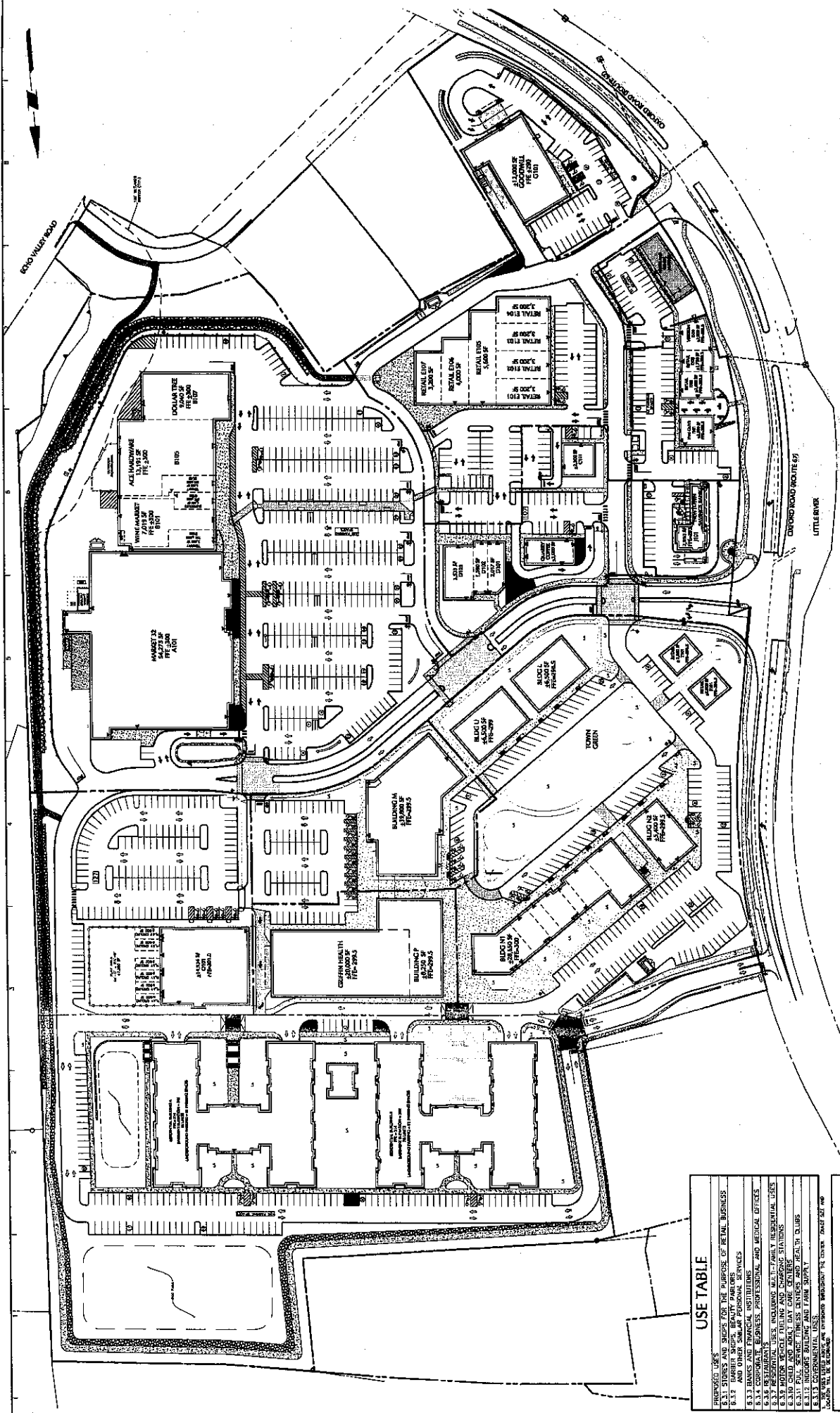
1. IDENTIFY THE PERSONS WHOSE NAMES MUST BE PLACED ON A RETURN CHECKED NAME & FIRST INITIAL ONLY. PRINT NAME.
2. IF THE CHECKED NAME IS NOT IN THE LOCATION, DATE, AND SIGNATURE OF THE EXISTING RETURN NAME, THE NAME MUST BE PLACED IN THE LOCATION, DATE, AND SIGNATURE OF THE EXISTING RETURN NAME.
3. UNKNOWN NAMES SHALL BE PROVIDED AT ALL TIMES. GIBBS AND PLYS.

100

NOTES

Scale	NIS
Drawn By	mm

06/02/17	CONSTRUCTION & ELECTRICAL	3
06/02/17	CONSTRUCTION & ELECTRICAL	3
07/07/16	CONSTRUCTION & ELECTRICAL	3
08/09/14	RECEIVED COMMENTS	2
07/07/14	PROJECT SITE PLAN APPROVAL	NA
06/01/14	REVISIONS	NA
 U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT NATIONAL MONUMENTS SYSTEM MOUNTAIN VIEW, CALIFORNIA 400 E. 1000 SOUTH, SUITE 400 DENVER, COLORADO 80202 TEL: 303.733.9000 WWW.BLM.GOV		
LANGAN 10000 W. 10TH STREET, SUITE 100, DENVER, CO 80202 TEL: 303.733.9000 WWW.LANGAN.COM 400 E. 1000 SOUTH, SUITE 400, DENVER, CO 80202 TEL: 303.733.9000 WWW.LANGAN.COM		
QUARRY WALK 400 E. 1000 SOUTH, SUITE 400 DENVER, COLORADO 80202		
MASTER LEGEND & NOTES		
CS002		



USE TABLE	
PROPOSED USES	
6.3.1 STORES AND SHOPS FOR THE PURPOSE OF RETAIL BUSINESS	
6.3.2 SERVICES, INCLUDING PERSONAL SERVICES, PERSONAL CARE, AND OTHER SIMILAR PERSONAL SERVICES	
6.3.3 BANKS AND FINANCIAL INSTITUTIONS	
6.3.4 CORPORATE, BUSINESS, PROFESSIONAL, AND MEDICAL OFFICES	
6.3.5 RESIDENTIAL USES, INCLUDING MULTI-FAMILY RESIDENTIAL USES	
6.3.6 MOTOR VEHICLE FUELING AND CHARGING STATIONS	
6.3.7 LAND AND AIRPORTS, AIRPORTS, AND AIRPORTS	
6.3.8 INDUSTRIAL BUILDING AND FARM SUPPLY	
6.3.9 GOVERNMENTAL USES	

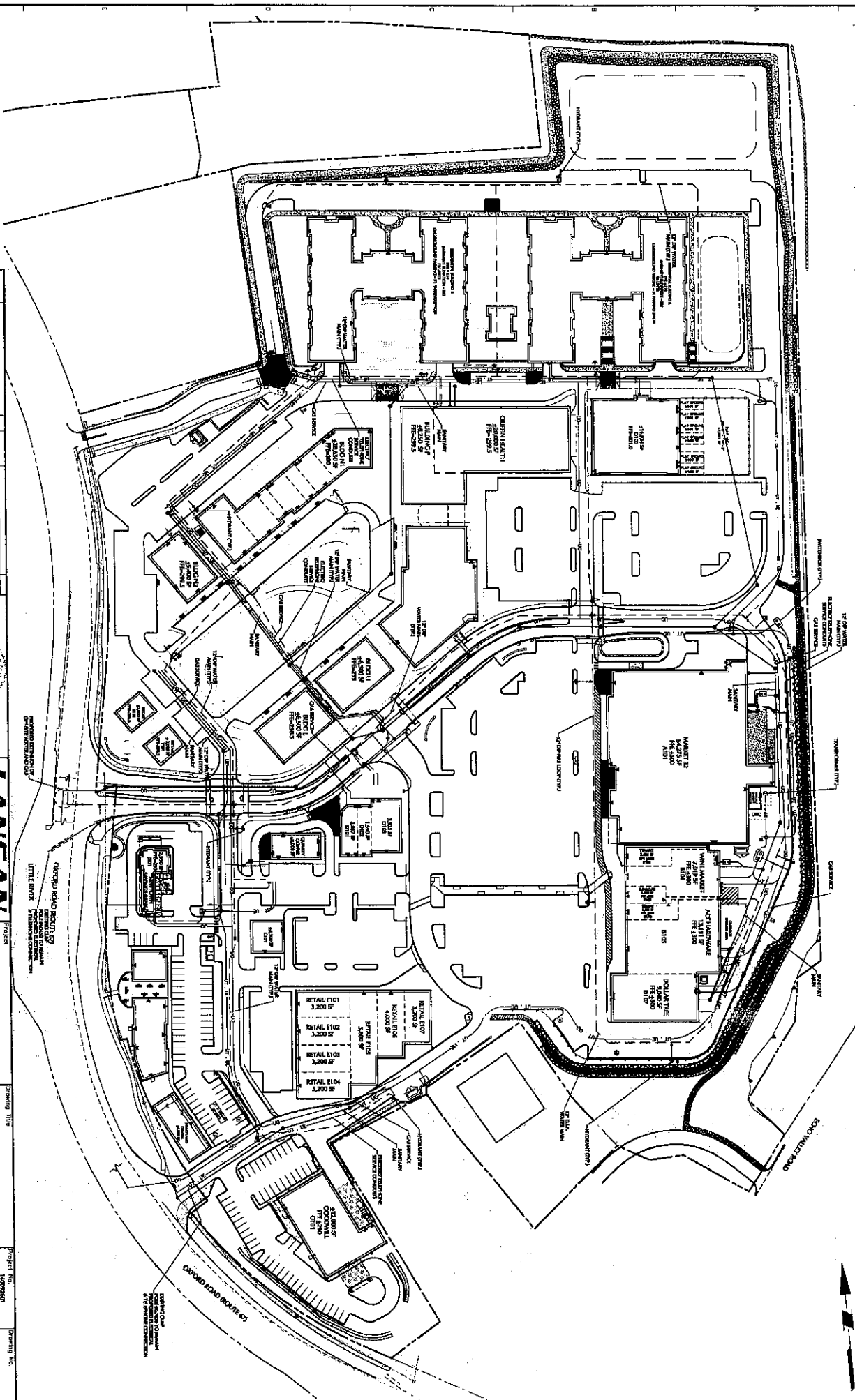
ZONING TABLE	
LOCATION: 300 QUARRY WALK, QUARRY WALK, CA	
OWNER: QUARRY WALK CENTER LLC	
ZONE: PLAZA CENTER MIXED USE DISTRICT	
PROPOSED	
REQUIREMENTS	
1. MIN. LOT AREA: 10,000 SQ. FT.	
2. MIN. LOT WIDTH: 100 FT.	
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100. MIN. LOT AREA: 10,000 SQ. FT.	



LANGAN
 CIVIL ENGINEER
 1000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.langan.com

Project: QUARRY WALK 300 QUARRY WALK 400 & 500 BOUNDER LANE		Drawing Title: AMENDMENT TO CONCEPT PLAN		Drawing No: CS100	
Project No: 1000000001	Date: 06/22/2024	Scale: 1"=50'	Drawn By: JES	Checked By: JES	Design No: 1000000001

REVISIONS	
NO.	DESCRIPTION
1	06/22/22 CONCEPTUAL PLAN AMENDMENT 1
2	06/22/22 CONCEPTUAL PLAN AMENDMENT 2
3	06/22/22 CONCEPTUAL PLAN AMENDMENT 3
4	06/22/22 CONCEPTUAL PLAN AMENDMENT 4
5	06/22/22 CONCEPTUAL PLAN AMENDMENT 5
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66	06/22/22 CONCEPTUAL PLAN AMENDMENT 66
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97	06/22/22 CONCEPTUAL PLAN AMENDMENT 97
98	06/22/22 CONCEPTUAL PLAN AMENDMENT 98
99	06/22/22 CONCEPTUAL PLAN AMENDMENT 99
100	06/22/22 CONCEPTUAL PLAN AMENDMENT 100



DATE	DESCRIPTION	BY	APP'D
08/15/23	CONSTRUCTION 3.00 AMENDMENT 3		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 4		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 5		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 6		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 7		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 8		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 9		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 10		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 11		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 12		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 13		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 14		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 15		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 16		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 17		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 18		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 19		
08/15/23	CONSTRUCTION 3.00 AMENDMENT 20		

REVISIONS

DATE: 08/15/23

BY: [Signature]

APP'D: [Signature]

LANGAN

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANGAN.COM

QUARRY WALK

400,000 SQUARE FEET

OVERALL UTILITY PLAN

Project No. 1000000001

Scale: 1"=40'

Drawn By: JMS

Checked By: JMS

CU100