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

Planning & Zoning Commission

PUBLIC HEARING/SPECIAL MEETING MINUTES
Tuesday, March 19, 2013
7:00 PM, Main Meeting Room
Oxford Town Hall

CALL TO ORDER

Chairman Bill Johnson called the March 19, 2013 Planning & Zoning Public Hearing to order at 7:05 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Harold Cosgrove, Alternate Edna Cruz, Alternate Joe Rasberry, Wayne Watt, Chairman Bill Johnson, Secretary Pat Cocchiarella, and Tanya Carver.

Also Present: Town Engineer, Jim Galligan, Brian Miller, Town Planner, Jeff Holzman, Interim ZEO, Jessica Pennell, Administrative Secretary, Town Attorney, Kevin Condon and Anne Sohon, Court Stenographer.

Not Present: Vice Chairman Bonnie Bartosiak, Alan Goldstone and Alternate Joe Dempsey.

Chairman Bill Johnson seated Alternate Joe Rasberry for Vice Chairman Bonnie Bartosiak and Alternate Edna Cruz for Alan Goldstone.

Secretary Pat Cocchiarella outlined the Public Hearing Procedures and Intent of the Public Hearing.

Secretary Pat Cocchiarella read the call of the meeting.

Secretary Pat Cocchiarella read correspondence dated from Scott Pelletier, Fire Marshal.

Secretary Pat Cocchiarella read correspondence dated from Town Engineer, Jim Galligan.

Secretary Pat Cocchiarella read correspondence date from Town Planner, Brian Miller.

Chairman Bill Johnson called for any conflicts of interest from commission members by roll call.

There were no commission members who stated that they had a conflict of interest.

Tom Welch, (Winnick, Vine, Welch & Teodosio, Shelton, Connecticut) Attorney for the Applicant began his presentation.

Attorney Welch explained that the application is to build three commercial buildings; one medical, one retail and one bank on parcels located on Oxford Road. He commented that the application is a Special Exception because the total square footage of all three buildings exceeds 20,000 square feet and they are requesting a drive thru facility.

Attorney Welch also noted that they are requesting two waivers; the height of the rear wall and parking within the 25' setback.

Keith Buda, Pereira Engineering presented the site plan to the commission. He handed out 11x17 maps to all commission members and staff. He began by stating that the emergency turning vehicle lane was reviewed by the Fire Marshal. He then went on to describe existing site conditions; he referred to sheets C-1 and C-2. He stated that the intent is to revise the interior lot lines should the application before the commission be approved. He explained that currently the existing zoning on the parcel is Commercial and Residential-A. He noted that the previous use was a single family dwelling with associated outbuildings. He spoke briefly about the wetland and terrain. He also stated that a portion of the site lies within the Aquifer Protection Area.

Keith Buda commented that the lot line revision would combine all four parcels into one should the application before the commission be approved. He stated that this would create one parcel with an area of 14.11 acres containing both the commercial district and residence district A.

Keith Buda discussed the site plan for the three proposed buildings were based upon a pre-application meeting that was held. He noted that feedback from that meeting and its participants was incorporated into the site plan being presented. He stated that the applicant is proposing to construct three separate commercial building with the parking and driveway areas in the front area of the site. He noted that no development is proposed in the residential portion of the property. He stated that approximately 4 acres of the site are proposed for development. He then went over the details for each proposed building. He explained details regarding grading and utilities.

Keith Buda also explained that a wetland and pond buffer enhancement plan has been included and approved by the Oxford Conservation Commission Inland/Wetlands Agency.

Dennis Laferriere, Landscape Architect passed out a color drawing depicting the landscaping plan for the site. He sited and read each section of the Oxford Zoning Regulations that pertained to landscape and buffers and explained how the plan met those regulations. He stated that pertaining to Article 3, Section 24.3.6 – Article A, they are asking for consideration because the 4 foot height of the shrubs is very difficult to achieve as the regulations state, the shrubs are almost full grown at the time of planting. He stated that the proposed landscaping plan is a very good combination of materials and that they will enhance the project.

Dennis Laferriere went on to discuss the lighting plan proposed for the site. He went over details of the lighting, height and color.

Jim Jamieson, Architect, handed out architectural rendering of the project. He explained that the buildings would be similar in character with minor changes to the details of each building. He presented a brick for the commission which would be the material that the buildings are comprised of. He stated that

brick material is traditional, low maintenance and give the buildings substance and character. He stated that they tried to keep the scale of the buildings small, not massive and overpowering.

Bruce Hillson, Traffic Engineering Solutions, presented the traffic study that was done regarding the proposed project. He explained that they began collecting data of existing conditions, traffic counts; turning movement counts, speed counts, etc. He stated that they are proposing a signal to be installed at the site driveway and that they widen Oxford Road, slightly, to create a uniform curb line. He stated that they would create left turn lanes in the northbound and southbound directions. He stated that it would all be done on the state road; no work would be done on private property. He explained that they would be making an application to the state showing the roadway improvements.

Keith Buda stated that there were a number of review letters that were read into the record and he would like to go over them briefly regarding the Fire Marshal's comments; he stated they will provide the one fire hydrant that he is asking for. He stated that he would like to address the comments that were submitted by Town Engineer, Jim Galligan.

Keith Buda responded to a letter dated March 12, 2013 from Jim Galligan, to Bill Johnson, Chairman. He addressed all 24 comments briefly.

Chairman Bill Johnson requested that Mr. Buda put all the responses to Jim Galligan's comments in writing.

Chairman Bill Johnson questioned Attorney Welch is he had any conflict of interest in this application or proceedings.

Attorney Tom Welch stated that he has no conflict of interest. He submitted a picture of the sign that was installed on site on March 7th. He also submitted the certified mailings to Jessica Pennell. He stated that regarding the fees, he had submitted total fees in excess of $27,000.00 based upon the regulations. He stated that the last page of the fees does indicate that the commission does have the authority to waive a fee if appropriate. He commented that they are not asking to have the fee waived in total, they are asking that the timing of the fee so that the full payment being made today be waived and the board give some consideration to the amount and cost of the fee and the payment.

Harold Cosgrove brought up the traffic light, and that it is useful and appropriate. He discussed run-off from the driveway, the 8 foot wall, he requested to borrow the brick that was presented this evening.

Joe Rasberry questioned the back of the building and emergency access.

Keith Buda responded by stating that this was approved by the Fire Marshal.

Chairman Bill Johnson stated that there is not very much grass on site.

Dennis Laferriere responded that in the center of the parking area there is a retention rain garden, which is intended to collect water.

Edna Cruz stated that it is a small area for a rain garden.

Keith Buda stated that it is the only area within the site where a rain garden can be incorporated.

Joe Rasberry questioned the traffic light.

Bruce Hillson stated that the roadway widening and the turning lanes have not been shown on the plans as of yet, but they will be incorporated.

Harold Cosgrove questioned snow removal.

Keith Buda stated that the snow would be put in the landscaped islands.

Chairman Bill Johnson questioned the 4 foot shrubs versus the 2 foot shrubs.

Dennis Laferriere stated that you try to provide the type of shrub that is going to be allowed to grow out and fill out in natural form. The types of plants that they chose were meant to fill out naturally.

Secretary Pat Cocchiarella questioned the materials in the recessed areas of the buildings.

Jim Jamieson stated that it would be glass in the recessed areas.

Secretary Pat Cocchiarella also questioned the roofing materials.

Jim Jamieson stated that it will be an architectural asphalt shingles.

Tanya Carver questioned the cement affecting the watercourses and runoff. She also questioned the grass swale.

Town Engineer, Jim Galligan stated that the engineer provided a drainage report that shows two areas of detention, and it causes a decrease in the peak run-off. He stated that in a grass line swale is appropriate because the velocity of the run-off is low because the area is flat.

Secretary Pat Cocchiarella read a letter from Attorney Tom Welch regarding fees.

Attorney Tom Welch stated that they are not requesting the credit of prior fees in the amount of $12,000.00.

Public Comment:

Daniel Wall, 25 Wedge Hill Drive, stated that the project is very close to his backyard. He questioned why one of the buildings has to be so close to the Aquifer Protection Area and pond, and if it is going to be there, he questioned the buffers that would be put in place. He also commented that the traffic light proposed would cause longer wait times coming into and out of Oxford. Mr. Wall requested that the commission keep the Public Hearing open at this time.

Timothy Richmond, 30 Wedge Hill Drive, stated that he is concerned about the emergency services being able to obtain access to the back of the building. He also mentioned concerns about his well and the quality of his water. He reiterated that the traffic light would cause excessive traffic on Route 67.

Keith Buda responded to the public comments. He stated that the two special exceptions are the total square footage of the buildings, and also the drive thru.

Bruce Hillson, stated in response to comments, that the traffic light would be synced with other traffic lights on Route 67, and they are willing to consider an opticon.

Chairman Bill Johnson asked if anyone else would like to speak.

MOTION BY Secretary Pat Cocchiarella to recess the Public Hearing.

Secretary Pat Cocchiarella withdrew his motion.

John Mazza, 34 Wedge Hill Drive, questioned the oil water separator that was mentioned earlier.

Keith Buda stated that there will be two hydro dynamic separators that will treat the storm water.

MOTION BY Secretary Pat Cocchiarella to ***recess*** the Public Hearing to April 2, 2013 at 7:00 PM.
Second by Tanya Carver.
All Ayes.

ADJOURNMENT

MOTION BY Secretary Pat Cocchiarella to adjourn the Special Meeting at 9:20 PM. **Second by Tanya Carver. All Ayes.**

Respectfully submitted,
Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

PLANT LIST

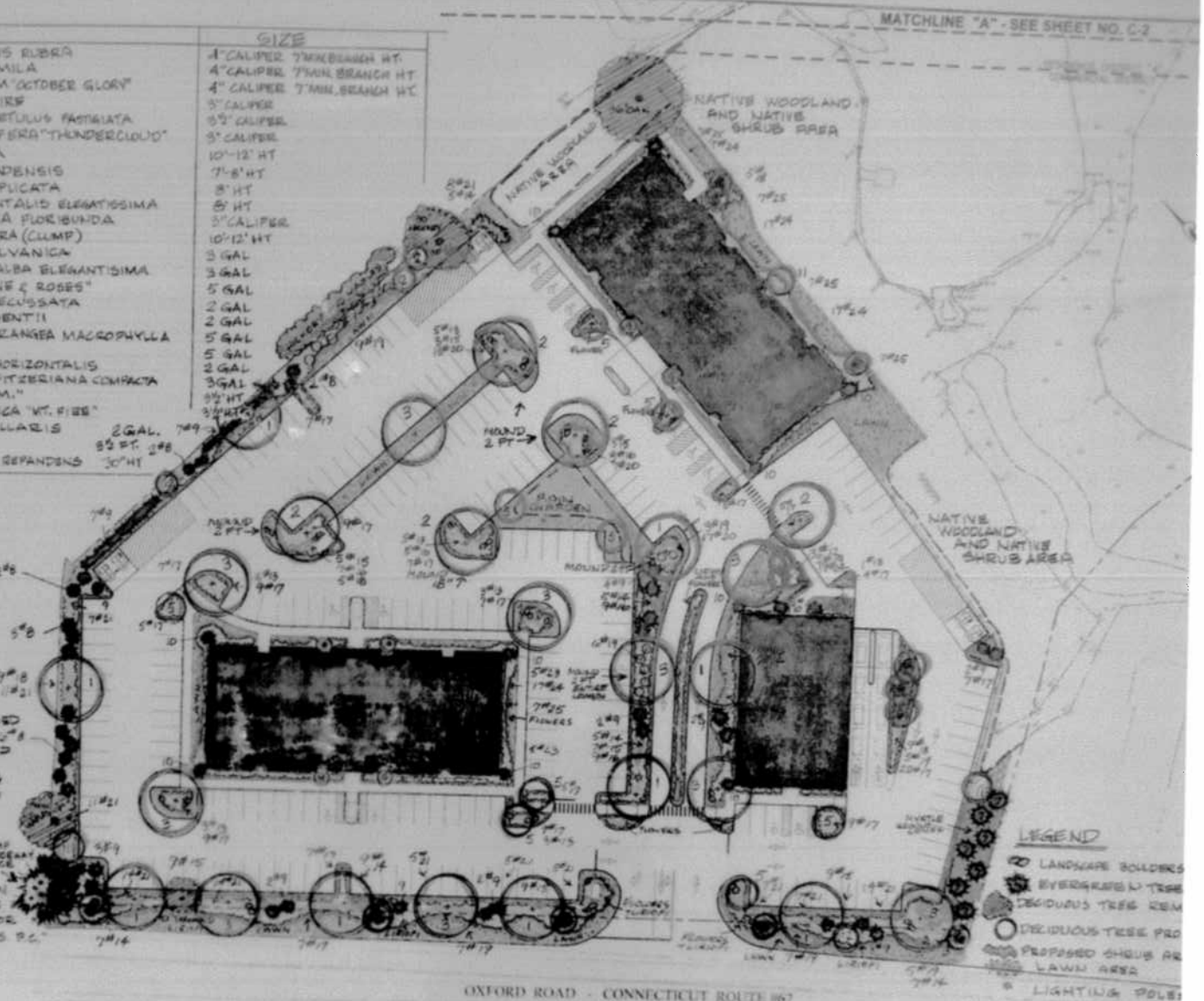
KEY	QUANT	PLANT NAME	SIZE
1	9	NORTHERN RED OAK - QUERCUS BOREALIS RUBRA	4" CALIPER 7' MIN. BRANCH HT.
2	6	VANGUARD ELM - ULMUS JAPONICA x PUMILA	4" CALIPER 7' MIN. BRANCH HT
3	10	OCTOBER GLORY MAPLE - ACER RUBRUM "OCTOBER GLORY"	4" CALIPER 7' MIN. BRANCH HT.
4	7	COLUMNAR CHERRY - PRUNUS HILLERI SPIRE	3" CALIPER
5	9	PYRAMIDAL HORNBEAM - CARPINUS BETULUS FASTIGIATA	3½" CALIPER
6	11	PURPLE LEAF PLUM - PRUNUS CERASIFERA "THUNDERCLOUD"	3" CALIPER
7	7	SERBIAN SPRUCE - PICEA OMORIKA	10'-12' HT
8	16	CANADIAN HEMLOCK - TSUGA CANADENSIS	7'-8' HT
9	50	GREEN GIANT ARBORVITAE - THUJA PLICATA	8' HT
10	12	ELEGAN ARBORVITAE - THUJA OCCIDENTALIS ELEGATISSIMA	8' HT
11	3	TREE FORM JAPANESE WISTERIA - WISTERIA FLORIBUNDA	3" CALIPER
12	7	SHADBLOW - AMELANCHIER LAEVIS LUSTRA (CLUMP)	10'-12' HT
13	23	NORTHERN BAYBERRY - MYRICA PENNSYLVANICA	3 GAL
14	45	VARIEG. RED TWIG DOGWOOD - CORNUS ALBA ELEGANTISIMA	3 GAL
15	72	WINE & ROSES WEIGELA - WEIGELA "WINE & ROSES"	5 GAL
16	91	RUSSIAN CYPRESS - MICROBIOTA DECUSSATA	2 GAL
17	257	SARGENT JUNIPER - JUNIPERUS SARGENTII	2 GAL
18	27	ENDLESS SUMMER HYDRANGEA - HYDRANGEA MACROPHYLLA	5 GAL
19	64	KNOCKOUT ROSE - PINK	5 GAL
20	17	BOX HARBOR JUNIPER - JUNIPERUS HORIZONTALIS	2 GAL
21	122	COMPACT PFITZER JUNIPER - JUNIP. PFITZERIANA COMPACTA	3GAL
22	50	P.J.M. RHODODENDRON - RHODO. "P.J.M."	3½' HT
23	67	MT. FIRE ANDROMEDA - PIERIS JAPONICA "MT. FIRE"	3½' HT
24	123	COAST LEUCOTHOE - LEUCOTHOE AXILLARIS	2 GAL.
25	42	MT. LAUREL - KALMIA LATIFOLIA	3½ FT.
26	48	SPREADING ENGLISH YEW - TAXUS BACCATA REPANDENS	30" HT

GROUNDCOVERS AND PERENNIALS

PLANT NAME	(1 GAL) QUANTITY
VARIEGATED LIRIOPE	600
MYSTIC	100
FOUNTAIN GRASS	75
LAMBS EAR "SILVER CARPET"	100
HAKONECHLOA MACRO AUREOLA	75
ANTHEM VARIETIES, RED, WHITE, PINK	75
AUTUMN JOY SEDUM	75
JAPANESE PAINTED FERN	50
JAPANESE VARIEGATED ASS	50
BLACK EYED SUSAN	50
BLUE VERONICA "BLUNDY BORDER BLUE"	25
CONE FLOWER "POW WOW WILD BERRY"	50

GENERAL NOTES

1. LANDSCAPE BOULDERS AND MOUNDING, PLANTING AND WELL AS SELECTION OF PLANTS SHALL BE SUPERVISED BY LANDSCAPE ARCHITECT.
2. PLANT LOCATIONS AROUND BUILDINGS WILL BE ADJUSTED ONCE BUILDING DOORWAYS ARE FINALIZED.
3. PROTECT EXISTING TREES TO REMAIN WITH SNOW FENCING & ONE YEAR GUARANTEE REQUIRED FOR ALL PLANTS
5. 3" SHREDDED MULCH REQUIRED IN ALL PLANT AREAS
6. 9" TOPSOIL REQUIRED IN ALL PLANT AREAS AND 6" TOPSOIL FOR LAWN AREAS.
7. REFER TO "WETLAND & POND BUFFER ENHANCEMENT PLAN" BY WILLIAM KENNY ASSOCIATES, LLC FOR RAIN GARDEN AND NATIVE WOODLAND AND SHRUB AREAS
8. NO PLANTING SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT "SITESCAPES P.C."



LEGEND
- LANDSCAPE BOULDERS
- EVERGREEN TREE
- DECIDUOUS TREE REM
- DECIDUOUS TREE PRO
- PROPOSED SHRUB AR
- LAWN AREA
- LIGHTING POLES

Pereira Engineering, LLC

PREPARED FOR
BELMAR FARMS, LLC
THE PROPERTY LOCATED AT
198 - 120 OXFORD ROAD
OXFORD, CONNECTICUT

PROPOSED SITE DEVELOPMENT PLANS
LANDSCAPE PLAN
SITESCAPES P.C. LANDSCAPE ARCHITECT
P.O. BOX 71 BRIDGEPORT, CT. 06601
SCALE 1"=30'