



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 MINUTES

Tuesday, April 15, 2014

7:00 PM

**Oxford Town Hall
Main Meeting Room**

CALL TO ORDER

Chairman Carver called the Public Hearing to order at 7:02 PM.

ROLL CALL

Present: John Kerwin, Pete Zbras, Harold Cosgrove, Arnie Jensen, Jeff Luff, Tanya Carver, Pat Cocchiarella and Todd Romagna.

Also Present: Eugene Micci, Anna Rycenga, ZEO and Town Planner, Brian Miller.

PUBLIC HEARING:

Z-14-015 [IND] – The Hurley Group, Location: 119 Hurley Road (Map: 18 Block: 32 Lot: 2) and 8 Morse Road (Map: 18 Block: 32 Lot: 6F) (Excavation) (Site Plan) (Special Exception, Article 14, Section 2.2 & 3.0) (Construct a 30,500 & a 42,000 sq. ft. Building)

Chairman Carver read the Public Hearing Procedures.

Commission Secretary Cocchiarella read the call of the meeting.

Chairman Carver asked if there were any conflicts of interest from the commission or the applicant. There were not conflicts of interest.

Anna Rycenga, ZEO stated that there is also a lot line revision application (Z-14-014) that has been submitted with this application which can be approved administratively, but it is contingent on the site plan approval.

Curt Jones, Civil 1, 43 Sherman Hill Road, Woodbury, Engineer for the applicant. He stated that the property is located on Morse Road, the northern extremity of Morse Road and Hurley Road. The property comprises approximately 10.45 acres and there will be a lot line revision to merge the two lots into one. He commented that the application is being proposed by The Hurley Group; they own and manage Hurley Farms, immediately adjacent to this property. They are proposing that this will be a similar operation in nature. He stated that there are two buildings

being proposed, Building A is about 42,000 square feet and Building B is about 30,500 square feet. He noted that the car and truck traffic will be segregated on the site, trucks will come in from the lower entrance from Morse Road and traverse along the bottom road and they will be able to back into Building A or continue on to Building B. He stated that the office space will be accessible from the fronts of the buildings so they will take the higher road to access the office space. He noted that they have received technical comments from the Town Engineer and through the Wetlands application process they have addressed those comments and have not yet received a satisfactory reply, however they do expect it. He stated that it is also his understanding that the town's Environmental Consultant is going to be commenting on this plan, so they respectfully request that the hearing be left open.

Anna Rycenga, ZEO stated that there is a previous approval on this property, and that approval would have to be considered null and void should this plan be approved. She also stated that Inland/Wetlands have not yet approved this application.

Curt Jones, Civil 1 stated that there were two previous approvals; neither of the previous projects moved forward, they fully expect this project to be built.

Tom Picagli, The Hurley Group stated that they own and manage 130,000 square feet at Hurley Farms Industrial Park; this property is contiguous with that property. He stated that the tenants they hope to have for this property are manufacturing, distribution and light assembly.

Curt Jones, Civil 1 submitted the pictures of the sign that was placed on the property and also a letter from Heritage Water stated that they will supply water to the site. He stated that they are currently working with W.P.C.A regarding details of the sewer connection.

Chairman Carver questioned if the only entrance is through Morse Road.

Curt Jones, Civil 1, stated that there are two entrances on Morse Road, one for the trucks and one for the cars and also two on Hurley. He stated that it is sized for two way traffic on the cars, but because of the nature of the trucks, they would expect the trucks to make a one way movement through the site.

Commissioner Cosgrove stated that when he visited the property he noticed a sign and it is opposite of where the proposed manufactured homes is going to be and he doesn't know how much truck traffic they are going to get versus the traffic from the proposed 124 homes that are going to be right across the street. He commented that he noticed that the area is a very wet area. He stated that his concerns for safety are how much truck traffic they are going to have on Hurley Road versus how much traffic they are going to get from the proposed manufactured homes.

Curt Jones, Civil 1 stated that he cannot address the traffic impacts from any other applications. He stated that the truck traffic would be moderately light at a slow steady pace throughout the day rather than at the AM or PM peak. He commented that this is the wettest time of year as the frost comes out of the ground and the wetlands have been approved and delineated twice by the Wetlands Commission so they feel that the wetland boundaries as shown are well established.

Commissioner Romagna questioned how many square feet are anticipated.

Curt Jones, Civil 1, stated 72,500 square feet.

Commissioner Romagna noted that is a significant taxpayer.

Anna Rycenga, ZEO stated that this is a major excavation and questioned the flow of traffic that the trucks are going to be using.

Curt Jones, Civil 1 stated that there is some cut along the upper side and time if of the essence here because they were able to get the grading easement for the airport property and that expires on June 30th. He stated that they would comply with the reasonable hours the commission feels are necessary to protect the public health and safety. He commented that most of the truck traffic would come and go from Morse Road, they would not have to restrict the traffic to one way through the site, they can easily do two way traffic during the excavation.

PUBLIC COMMENTS

Robert Werden, 110 Hawley Road which is directly across from Morse Road. He stated that his concern would be the truck traffic. He commented that Morse Road is very busy; there are three other lots that haven't been developed yet. He has pictures of Morse Road which were taken today, they show cars parked all over the road and he doesn't see how they are going to get truck traffic by the parked cars. He submitted his photos for the record. He stated that Hawley Road does have twenty-two residential homes with bus stops throughout the day.

Pat Bonvisuto, 85 Hawley Road stated that there is a lot of traffic and when they put in Willenbrock, they had said that the airport road would be used for trucks, but they do not use it, they use Hawley Road. She said they use Hawley and Hurley Road and there is a sign there that says "No thru trucks".

Chairman Carver stated that the FAA controls Airport Road.

Patricia Riebe, 72 Pope Road, she stated that her house is right on the corner of Hurley and Pope, which goes up to the entrance to the industrial park and if you come out of the entrance, there is sign on a tree that says "traffic" with an arrow going towards the airport. She commented that she does recall what Pat Bonvisuto was saying about them using the airport road. She stated that the trucks should use an alternate route which was not in the residential areas.

Chairman Carver stated that what she is hearing that the concern is that there are signs that say "no thru trucks", but it is not being enforced.

Commission Secretary Cocchiarella questioned staff if there is an ordinance regarding street parking.

Anna Rycenga, ZEO stated that she would have to get back to him.

Pete Zbras stated that even if there is a sign not allowing trucks, they are able to make deliveries on that road.

Anna Rycenga, ZEO asked the applicant to discuss storm drainage, erosion and sedimentation controls and landscaping.

Curt Jones, Civil 1 stated that all of those items are shown on the detailed site plan. He briefly discussed the drainage, erosion & sedimentation controls and landscaping.

CONTINUE/CLOSE

MOTION BY Chairman Carver to continue the Public Hearing to *Tuesday, May 13, 2014* at *5:00 PM*.

Second by Commission Secretary Cocchiarella.

VOTE: All Ayes.

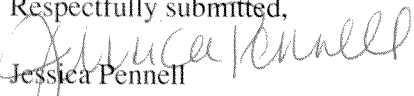
ADJOURNMENT

MOTION BY Commission Secretary Cocchiarella to *adjourn* the meeting at 7:34 PM.

Second by Commissioner Cosgrove.


VOTE: All Ayes.

Respectfully submitted,


Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

14 JUN 11 PM 2:31
TOWN OF WESTPORT, CT

TOWN CLERK