



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, July 1, 2014

7:00 PM

**Main Meeting Room
Oxford Town Hall**

CALL TO ORDER

Chairman Carver called the Public Hearing to order at 7:00 PM.

ROLL CALL

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

Staff Present: Jessica Pennell, Administrative Secretary, Brian Miller, Town Planner, Kevin Condon, Town Attorney and Anna Rycenga, ZEO.

PUBLIC HEARING FOR APPLICATION:

Z-14-058 [IND] –Patriot Business Park – Lot 15A Hawley Road – Map: 18 Block: 30 Lot: 15A
– Owner & Applicant: X Real Property, LLC c/o Mr. Andreas Hierzer (Site Plan Approval for Industrial Building – 99,000 sq. ft.) (Special Exception – Article 14, Section 14.3)

Chairman Carver outlined the Intent of the Public Hearing and the Public Hearing Procedures.

Commission Secretary Cocchiarella read the Legal Notice.

Chairman Carver called for any conflicts of interest from Commission Members or the applicant.

No conflicts of interest were stated for the record by Commission Members or the Applicant.

CORRESPONDENCE

Commission Secretary Cocchiarella read the following correspondence into the record;

- 1.) Letter from the Board of Fire Chiefs to Brian Baker of Civil 1 regarding Patriot's Business Park.
- 2.) Letter dated 6/30/2014 from Jim Galligan to Chairman Carver regarding Patriot's Business Park.
- 3.) Letter from the Board of Fire Chiefs to Brian Baker of Civil 1 regarding XAL, Inc.

- 4.) Letter dated 6/30/2014 from Jim Galligan to Chairman Carver regarding XAL, Inc.

Anna Rycenga, ZEO stated that the plans have been revised to 6/14/2014 and we do have architectural renderings that have been revised.

APPLICANT PRESENTATION

Curtis Jones, Civil 1, Woodbury, stated that the application before the Commission is for a Special Permit for XAL which is currently located on Morse Road and they currently have a warehouse in Derby. He stated that they would like to consolidate all of their operations into this site off Christian and Hawley which is a 10 acre site. He commented that they do anticipate constructing the improvements in 2 Phases. He noted that the 1st Phase is about 52,000 square feet and it will serve their current needs of about 50 to 60 employees and all operations. He stated that they have refined some of the access ways and access points. He submitted a picture of the sign that was posted on the property as well as the return receipts. He noted that Mark Oczkowski, the owner is also present this evening.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Cosgrove questioned if the building have a sprinkler system and will MSDS be provided.

Curtis Jones, Civil 1 stated that he believes it will have to have a sprinkler system because of the building size and he answered that MSDS sheets will be provided.

Commissioner Cosgrove asked if there would be anything combustible or explosive in the building.

Curtis Jones, Civil 1 stated that he would defer that question to the Fire Marshal.

Commissioner Cosgrove questioned if fire trucks will be able to get around the perimeter of the building.

Curtis Jones, Civil 1 stated that there is full access around the building and they are separating the car and truck traffic. He stated that truck traffic would enter from Christian Street and exit the new Patriot's Way; cars will come in off of Hawley Road.

Commissioner Cosgrove stated that we have an expert witness on tractor trailer trucks on the Commission and asked if he has had an opportunity to look over plans and detect any potential problems.

Chairman Carver stated that Commissioner Zbras may give his input if he would like.

Curtis Jones, Civil 1 stated that on the site plan it is posted as "no trucks" (Sheet 2 – XAL). The driveway entrance out onto Hawley is one way out only. The trucks would come in off Christian and continue through and take a right onto Patriot's Way and then onto Christian Street.

Commissioner Cosgrove questioned the approximate number of trucks that would be using this facility each day.

Curtis Jones, Civil 1 stated between 3 and 10 trucks per day on intermittent schedules.

Anna Rycenga, ZEO stated that the use permit is still subject to approval by the Commission. She commented that whatever use or tenant, XAL will have to come in and apply for a use permit. She noted that would have more detailed information regarding parking, chemicals, etc. She stated that regarding the excavation, here only concern is dust control.

Curtis Jones, Civil 1 stated that generally the sources of dust are construction roads within the site, the stockpile of dirt will be hayed and seeded, and they will control the dust with water and a calcium chloride treatment.

Anna Rycenga, ZEO recommended having a water truck on site.

Curtis Jones, Civil 1 stated that he doesn't know if there needs to be one there full-time.

Anna Rycenga, ZEO stated that she disagrees, that a water truck should be on site at all times.

Curtis Jones, Civil 1 stated that the calcium chloride treatment should last several days. He stated that the treatment may occur from once a day to once every 3 or 4 days depending on the circumstances.

Anna Rycenga, ZEO asked that he elaborate on the modification of the road, the 340 linear feet.

Curtis Jones, Civil 1 stated that when Mr. Oczkowski bought this property 2 years ago, there were 2 parcels and one of those parcels was subject to a free split that was taken, and the 3 lots were taken without a subdivision. He commented that it was anticipated that they would put in a longer road with up to 9 lots. He stated that in the intervening 2 to 3 years they noticed that the demand was for larger industrial buildings, so the decision was made to reconfigure the 3 lots, adjust the lot line, give the full 10 acres to XAL and to move the road all the way to the west. He noted that because of the larger lots, the road had to be shifted all the way to the west so that XAL can have the full 10 acres that they require. He commented that all the drainage has been reworked, they have taken Mr. Galligan's comments into consideration and that is the genesis of the road reconfiguration.

Chairman Carver questioned if all the fees have been paid.

Anna Rycenga, ZEO stated that yes, it is a complete application.

QUESTIONS/COMMENTS FROM THE PUBLIC – NONE

QUESTIONS/COMMENTS FROM THE COMMISSION

Commission Secretary Cocchiarella questioned the radius of the cul-de-sac.

Curtis Jones, Civil 1 stated that he does not know.

Commission Secretary Cocchiarella stated that he was curious if a tractor trailer truck would be able to utilize the cul-de-sac.

Curtis Jones, Civil 1 stated that a tractor trailer could turn around in the cul-de-sac.

Brian Miller, Town Planner stated that if the plans have been reviewed by the Fire Marshal and Town Engineer that it is sufficient.

Anna Rycenga, ZEO stated that she does not see the dumpster location on the plans.

Curtis Jones, Civil 1 stated that it is on the plans for XAL and pointed it out to the Commission and staff.

Commissioner Cosgrove questioned if any of the property is on wetlands and which map shows the dimensions of the truck bays.

Curtis Jones, Civil 1 stated that there are no wetlands on the XAL site; they do not have those dimensions labeled on the plan.

Chairman Carver asked if the Commission has wetlands approval.

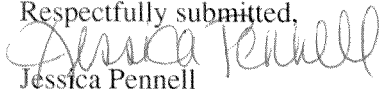
Curtis Jones, Civil 1 stated that it has been approved by wetlands, and he will supply the approval letter.
Brian Miller, Town Planner stated that he did review these plans, although that review is not available because of computer issues, all of his comments can be addressed with conditions of approval.


CONTINUE/CLOSE

MOTION BY Commission Secretary Cocchiarella to CLOSE the Public Hearing.
Second by Commissioner Cosgrove.

VOTE: All Ayes.

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

14 JUL 30 PM 3:27
TOWN OF OXFORD, CT

TOWN CLERK