



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

**Planning & Zoning Commission  
Regular Meeting Agenda  
Tuesday, December 15, 2020  
7:30 PM - Online/Virtual Meeting**

The Planning & Zoning Commission will meet remotely on **Tuesday, December 15, 2020, at 7:30 PM.**

Members of the public and applicants that would like to join us online can access the meeting using the following information:

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/83861691118?pwd=RGRUeFcxMFMvSGRuOWkvQWVYc3h4dz09>

**Meeting ID:** 838 6169 1118

**Passcode:** 116237

**Connect by Phone:** Dial 1-646-558-8656

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**V. PUBLIC HEARINGS**

**A. Recessed Public Hearings – NONE**

**B. New Public Hearings- NONE**

**C. Future Public Hearings – NONE**

**VI. REGULAR MEETING BUSINESS**

**A. Amendments to the Agenda – NONE**

**B. Audience of Citizens – (Items not listed on the Agenda)**

**C. Correspondence**

- a. Letter from Gail E. McTaggart, Secor, Cassidy & McPartland, P.C.  
Re: Request for Dissolution/Confirmation of Dissolution of Moose Hill Estates

**D. Old Business – Matters on which a Public Hearing was held**

1. **Z-20-350 [IND] – 21-23 Nichols Road – Owner & Applicant:** TPB Contractors, LLC – c/o Attorney Dominick Thomas, 315 Main Street, Derby CT 06418  
(Modification of a Special Exception) (Site Plan)

**E. Old Business – Other Matters**

**F. New Business – Schedule a Public Hearing**

**G. New Business**

1. **Z-20-357 [COMM] – 330 Center Rock Green (Unit 203) – Owner:** Oxford Towne Center, LLC – **Applicant:** Mark Necio, P.O. Box 294, Roxbury, CT – “Driver Education Station” (Use Permit)

**H. Zoning Enforcement**

**I. Minutes**

1. 12/1/20 - Regular Meeting Minutes

**J. Invoices**

**K. Other Business**

- a. Approve 2021 Regular Meeting Schedule.
- b. Any other business the Commission deems necessary for discussion.
- c. Riverview Subdivision – Request from Horbal & Judson

**L. Adjournment**

Respectfully submitted,

---

Jessica Pennell, Coordinator  
Planning & Zoning Commission

# SECOR, CASSIDY & MCPARTLAND, P.C.

## ATTORNEYS AT LAW

GAIL E. McTAGGART  
THOMAS G. PARISOT  
PATRICK W. FINN  
DAVID J. BOZZUTO  
JAMES R. STRUB  
TARA L. SHAW  
CONNOR P. MCNAMARA  
AMY B. SMITH  
WILLIAM F. BREG  
ANNE MURDICA

41 Church Street  
P.O. Box 2818  
Waterbury, CT 06723-2818  
Phone (203) 757-9261  
Fax (203) 756-5762  
www.ctlawyers.com

*Southbury Office:*  
555 Heritage Road, Suite 105  
P.O. Box 304  
Southbury, CT 06488  
(203) 264-8223  
Fax (203) 264-6730

**\*\*Also Admitted in New York**

*Of Counsel*  
DONALD McPARTLAND

*Tax Counsel*

JOHN J. PALMERI, CPA, JD, LL.M.<sup>†\*\*</sup>  
<sup>†</sup> Taxation

December 2, 2020

**RECEIVED**  
12/3/20  
via email.

Oxford Board of Selectmen  
486 Oxford Road  
Oxford, CT 06478  
Via E-Mail: firstselectman@oxford-ct.gov

Oxford Planning and Zoning Commission  
486 Oxford Road  
Oxford, CT 06478  
Via E-mail: pandz@oxford-ct.gov

Re: Request for Dissolution/Confirmation of Expiration of Moose Hill Estates Subdivision;  
SCM File 200052 **Request for the Matter to be Placed on Agendas**

Dear Selectmen and Commissioners:

Please be advised that our firm represents C and M Homes, Inc (also C & M Homes, Inc.) the developer and owner of Moose Hill Estates 7-lot Subdivision on property known as 47 Moose Hill Road; this subdivision was approved by the Oxford Planning and Zoning Commission ("P & Z") December 6, 2007 (Application Z07-192) and is set out on the record map, "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"). This Subdivision expired December 6, 2017. (It was not extended- see attached related correspondence).

The subdivision was planned to have Roslyn Lane constructed and accepted by the Town as a Town Road. To date, no lots were ever sold, no construction or other subdivision work has ever taken place, this subdivision is expired, and Neal Maison the owner of C and M Homes, Inc. (also C & M Homes, Inc.<sup>1</sup>) desires to terminate, all the subdivision Lots (1-7), returning the property to a single parcel. This will eliminate the need to construct Roslyn Lane (deeded to the Town by Warranty Deed from C & M Homes to the Town of Oxford dated and recorded August 12, 2008 at Vol 340 Page 547 of the Oxford Land Records) and related road construction and drainage features. Specifically, without any work conducted or lot sales, the subdivision has

<sup>1</sup> C and M Homes, Inc. registered in Connecticut and C & M Homes, Inc. registered in New York, are both Neal Maison's companies. Both names were used in the subdivision.

expired based on Conn. Gen. Stat. Section 8-26c(e) which provides for expiration of subdivision approval prior to July 1, 2011 to expire 9 years after the date of such approval which possibility for extension for additional years for total of 14 years. The subdivision would thus have expired December 6, 2016 if not further extended to complete all or part of the work. There has been no such extension request. Thus, the record map may be endorsed as expired and a new perimeter map filed extinguishing the subdivision lots and road.

To this end, attached is a Quit claim and Release from the Town, authorizing the deed back to C & M Homes, Inc, also C and Homes, Inc of the Roslyn Lane road property and the release of the related subdivision road and drainage easements in favor of the Town of Oxford. The above should allow for the complete unconditional release of the \$572,000.00 Letter of Credit issued by Naugatuck Savings Bank (now known as Ion Bank) in favor of the Town of Oxford for the improvements associated with the construction of Roslyn Lane and related subdivision improvements.

Please have the Town Attorney Kevin Condon, and the Town Engineer approve the release of the Letter of Credit, attached is a notice to Ion Bank authorizing the release of the Letter of Credit.

Enclosed please find a revised map entitled "Compilation Plan Map showing Dissolution of Subdivision Moose Hill Estates Prepared For C & M Homes, Inc 97 Moose Hill Road, Roslyn lane, Oxford, Connecticut" December 2019, SCALE 1" = 60', Prepared by Roy V. Cheney, LLC, Bethlehem, Connecticut showing elimination of lots 1-7 to create a single parcel ("Cheney Map"). I believe review and affirmative action by the Planning and Zoning Commission is required to record this revised map. I am hopeful that this can occur at the next regularly scheduled Planning and Zoning Commission (the "Commission") meeting.

At the upcoming Planning and Zoning Commission meeting it is our request that the following actions either be taken or recommended by the Commission:

1. Approval for recording of the revised Cheney Map (all former lots and road areas will be merged into and restored as an undivided single parcel).

2. Approval of the recording of Easement Releases as follows:

- a. Release of Drainage Easement by C and M Homes, Inc also C & M Homes, Inc. as Owner of Lot #5 on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"), releasing the right to drain water from Lot #5 over Lot #6 designated on said Map as "25' DRAINAGE EASEMENT see Note 12" as well as the right to construct and maintain a storm water detention basin which easement released is dated and recorded August 12, 2008 in Volume 340 at Page 548 of the Oxford Land Records, and also releasing a similar grant of a Drainage Easement from C and M Homes, Inc. to C & M Homes, Inc. dated August 20, 2008 and record August 27, 2008 in Volume 340 at Page 1087 of the Oxford Land Records.

- b. Release of Drainage Easement by C and M Homes, Inc, also C & M Homes, Inc releasing the drainage easement in favor of Lots 1 through 6 to drain over an area of Lot #7 on said Map and

designated as "EASEMENT AREA TO LOTS 1 THROUGH 6 ... (33,277 S.F.; 0.764 AC)" with right to construct and maintain storm water detention basin and related structures which easement was dated and recorded August 12, 2008 in Volume 340 at Page 549 of the Oxford Land Records, and also releasing a similar Drainage Easement from C and M Homes, Inc. to C & M Homes, Inc. on Lot 7 on said Map with release of right to construct and maintain storm water detention basin and related structures which easement is dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1085 of the Oxford Land Records.

3. A recommendation by the Planning & Zoning Commission to the Board of Selectmen to schedule a Town Meeting, as appropriate, to approve the granting of the following a quit claim deed to the proposed road property and unconditional releases of related subdivision easements as follows:

1. Quitclaim by Town of Oxford to C & M Homes Inc., of Roslyn Lane and all related rights and easement and extinguishing any right to create said road as described in a Warranty deed to the Town of Oxford and as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"). See draft Quit Claim attached.
2. Attached Release by Town of Oxford and C and M Homes, Inc also C & M Homes, Inc of "Detention Basin Maintenance Agreement and Access Easement to Detention Basin" ("Agreement and Easement") releasing easement for construction and maintenance of detention basin located on Lot 7 as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"), which Agreement and Easement is dated and recorded August 12, 2008 in Volume 340 at Page 550 of the Oxford Land Records, and also releasing a similar Easement and Agreement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1088 of the Oxford Land Records.
3. Release by Town of Oxford of Fire Suppression and Fire Tank Easement originally granted from C & M Homes, Inc. in favor of the Town of Oxford and shown on said Map as "Easement to Town of Oxford for Fire Tank Easement" which easement is dated and recorded August 12, 2008 in Volume 340 at Page 552 of the Oxford Land Records, and also releasing the grant of a similar Fire Suppression and Fire Tank dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1092 of the Oxford Land Records.
4. Release by Town of Oxford of "TEMPORARY TURNAROUND EASEMENT" in favor of the Town of Oxford over Lots 3 and 4 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 554 of the Oxford Land Records, and releasing a similar "TEMPORARY TURNAROUND EASEMENT" dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1090 of the Oxford Land Records.

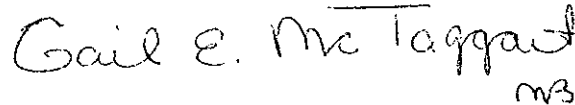
5. Release by the Town of Oxford of a "Slope Easement" over Lots 1 and 3 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 555 of the Oxford Land Records, and releasing a similar Slope Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1086 of the Oxford Land Records.
6. Release by Town of Oxford of Slope Easement over Lot 7 as shown on said Map for right to slope by cutting or filling which easement dated and recorded August 12, 2008 in Volume 340 at Page 556 of the Oxford Land Records, and releasing similar Slope Easement for right to slope by cutting or filling in favor of the Town of Oxford which easement was dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1091 of the Oxford Land Records.

Attached is a proposed Release by the Town of Oxford for items 2 through 6 above.

Please schedule the related meetings to effect this termination and related releases and quit claim.

Thank you.

Sincerely,

Handwritten signature of Gail E. McTaggart in cursive script, with the initials "mb" written below the signature.

Gail E. McTaggart  
Secor, Cassidy & McPartland, P.C.

GEM/mab

Enc.

cc: Attorney Kevin Condon  
(via e-mail: kwcondon@comcast.net)

AFTER RECORDING PLEASE RETURN TO:  
GAIL E. McTAGGART, ESQ.  
SECOR, CASSIDY & MCPARTLAND, P.C.  
P.O. BOX 1818  
WATERBURY, CT 06723-2818

**STATUTORY FORM QUITCLAIM DEED**

**TOWN OF OXFORD**, a municipal corporation organized and existing by virtue of the laws of the State of Connecticut, in the County of New Haven and State of Connecticut, acting herein by \_\_\_\_\_, its First Selectman, duly authorized, for no consideration paid, grants to **C and M HOMES, INC.** a Connecticut corporation having an address of 27 Marble Lane, Pawling, New York 12564, **WITH QUITCLAIM COVENANTS**, the following described premises:

That certain piece or parcel of land, with all improvements thereon, designated as "Roslyn Lane" and all related rights and easements and extinguishing any right to create said road as described in a Warranty deed to the Town of Oxford and as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35, Page 89 of the Oxford Land Records.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this \_\_\_\_\_ day of December, 2020.

\_\_\_\_\_  
**TOWN OF OXFORD**

By \_\_\_\_\_

\_\_\_\_\_  
Its First Selectman, Duly Authorized

STATE OF CONNECTICUT)

) ss: Oxford

December \_\_\_, 2020

COUNTY OF NEW HAVEN)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 2020, by \_\_\_\_\_, First Selectman, duly authorized, of the Town of Oxford, a Connecticut municipal corporation, on behalf of the Town of Oxford as the free act and deed of the First Selectman and the Town of Oxford.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public

Return to:  
Gail E. McTaggart, Esquire  
Secor, Cassidy & McPartland, P.C.  
41 Church Street  
Waterbury, CT 06702

## RELEASES

**TOWN OF OXFORD, CONNECTICUT**, which maintains an office at 486 Oxford Road, Oxford, Connecticut 06478 (the "Town"), for One Dollar and other good and valuable consideration, received from the **C and M HOMES, INC.** a Connecticut corporation, as RELEASEE, hereby agrees to and hereby does release and discharge the following:

1. Detention Basin Maintenance Agreement and Access Easement to Detention Basin is dated and recorded August 12, 2008 in Volume 340 at Page 550 of the Oxford Land Records, and also releasing a similar Easement and Agreement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1088 of the Oxford Land Records.
2. Fire Tank Easement dated and recorded August 12, 2008 in Volume 340 at Page 552 of the Oxford Land Records, and also a similar Fire Suppression and Fire Tank dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1092 of the Oxford Land Records.
3. Temporary Turnaround Easement in favor of the Town of Oxford over Lots 3 and 4 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 554 of the Oxford Land Records, and a similar Temporary Turnaround Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1090 of the Oxford Land Records.
4. Slope Easement over Lots 1 and 3 as shown on said Map dated and recorded August 12, 2008 in Volume 340 at Page 555 of the Oxford Land Records, and a similar Slope Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1086 of the Oxford Land Records.
5. Slope Easement over Lot 7 for right to slope by cutting or filling which easement dated and recorded August 12, 2008 in Volume 340 at Page 556 of the Oxford Land Records, and similar Slope Easement for right to slope by cutting or filling in favor of the Town of Oxford which easement was dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1091 of the Oxford Land Records.



IN WITNESS WHEREOF, the **TOWN OF OXFORD** has executed the above Releases or has caused the above Releases to be executed by its duly authorized officer on this on December \_\_\_\_, 2020.

Witnesses:

**TOWN OF OXFORD**

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_

Its First Selectman

STATE OF CONNECTICUT)

) SS.: Oxford

December \_\_\_\_, 2020

COUNTY OF NEW HAVEN)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2020, by \_\_\_\_\_, its First Selectman, duly authorized, of the **TOWN OF OXFORD**, on behalf of **TOWN OF OXFORD** as the free act and deed of **TOWN OF OXFORD** and the free act and deed as First Selectman of **TOWN OF OXFORD**.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public  
My commission expires:

December \_\_, 2020

Oxford Board of Selectmen  
486 Oxford Road  
Oxford, CT 06478

Oxford Planning and Zoning Commission  
486 Oxford Road  
Oxford, CT 06478

Re: C and M Homes, Inc.  
Release of Mortgage (Letter of Credit) 07 Moose Hill Road, Oxford, CT

Gentlemen:

The Town of Oxford is Quit Claiming the road (Roslyn Lane) back to C and M Homes, Inc. Please release the \$572,000.00 Letter of Credit issued by Naugatuck Savings Bank (now known as Ion Bank) in favor of the Town of Oxford for the improvements associated with the construction of Roslyn Lane and related subdivision improvements.

Mortgage from C and M Homes, Inc. to Naugatuck Savings Bank (n/k/a ION Bank) dated August 22, 2008 and recorded August 28, 2008 in Volume 340 at Page 1100 of the Oxford Land Records.

Mortgage from C and M Homes, Inc. to Naugatuck Savings Bank (n/k/a ION Bank) dated August 12, 2013 and recorded August 20, 2013 in Volume 388 at Page 99 of the Oxford Land Records.

Thank you.

Sincerely,

Town of Oxford,  
By Its First Selectman

# C&M HOMES

PO Box 148

Purdys, New York 10578

Phone: 914-276-2760 Fax: 914-276-2934



November 19, 2013

Town of Oxford  
Planning & Zoning Department  
S.B. Memorial Town Hall  
486 Oxford Road  
Oxford, CT 06478-1298

Dear Jessica Pennell,

C&M Homes, Inc. is requesting an extension of our subdivision approval #Z07-192, dated 12/6/2007, for  
Lots 1-7 Moose Hill Estates, Oxford, CT 06478, under the Public Act 11-5.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Neal R. Maison, Jr.".

Neal R. Maison, Jr.  
President



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**FILE COPY**

Planning & Zoning Commission

December 10, 2013

C&M Homes  
Attn: Neal R. Maison, Jr.  
P.O. Box 148  
Purdys, NY 10578

**RE: NOTICE OF ACTION**

Dear Mr. Maison:

At the Planning & Zoning Regular Meeting held on Tuesday, December 3, 2013, the Planning & Zoning Commission took the following action regarding your request to extend your Subdivision Approval for Z-07-192, Lots 1-7, Moose Hill Estates:

**MOTION BY Commission Secretary Luff to approve the extension of Z-07-192 to have a new expiration date of 12/6/2017.**

**Second by Vice Chairman Watt.**

**Vote: Ayes (6), Nays (1), Commissioner Cocchiarella.**

Should you have any questions, please contact me at [jessica@oxford-ct.gov](mailto:jessica@oxford-ct.gov) or at (203) 828-6512.

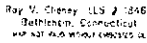
Sincerely,

  
Jessica Pennell

Administrative Secretary  
Planning & Zoning Commission

Mailed Certified/Return Receipt on 12/10/2013  
7010 3090 0001 1750 4002

cc: Planning & Zoning File





## TOWN OF OXFORD

S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

### Planning and Zoning Commission

Z#:	<u>220-350</u>
Date Received:	_____
Date Accepted:	_____
Date on Agenda:	_____
65 Day Exp.:	_____
Extension:	_____
2 <sup>nd</sup> 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)*

- |                                               |                                                                          |                                            |                              |
|-----------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------|------------------------------|
| <input type="checkbox"/> Subdivision          | <input type="checkbox"/> Resubdivision                                   | Total Number of Lots: _____                | <b>Art 2, Sec 2.14a</b>      |
| <input type="checkbox"/> Zone Change          | <input checked="" type="checkbox"/> Modification of<br>Special Exception | S/E (Include Article & Section No.): _____ | <b>Art 9, Sec 9.3.21</b>     |
| <input type="checkbox"/> Excavation           | <input type="checkbox"/> Map/Text Amendment                              | (Include Article & Section No.): _____     | <b>Art 10, Sec 10.7.2(6)</b> |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Other _____                                     |                                            |                              |

Name of Project Title (Subdivision/Resubdivision): \_\_\_\_\_

2) PROPERTY LOCATION(s):

a) Street Address: 21 & 23 Nichols Road

Town Clerk Record Map Number: N/A

Assessor's Identification Numbers:

Map: 18 Block: 30 Lot: 6 & 6-1 Unit: \_\_\_\_\_

**Zoning District:** *(Check One)*

- |                                  |                                    |                                         |                                                                 |
|----------------------------------|------------------------------------|-----------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> RES A   | <input type="checkbox"/> RES Golf  | <input type="checkbox"/> COM            | <input type="checkbox"/> Planned COM                            |
| <input type="checkbox"/> RES POD | <input type="checkbox"/> Ox Center | <input checked="" type="checkbox"/> IND | <input type="checkbox"/> CORP BP <input type="checkbox"/> Other |

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

- |                                                    |                                        |
|----------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Municipal Sanitary Sewers | <input type="checkbox"/> Private Wells |
| <input type="checkbox"/> On Site Septic Systems    | <input type="checkbox"/> Public Water  |

b) Street Address: \_\_\_\_\_

Town Clerk Record Map Number: \_\_\_\_\_

Assessor's Identification Numbers:

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Unit: \_\_\_\_\_

**Zoning District:** *(Check One)*

- |                                  |                                    |                              |                                                                 |
|----------------------------------|------------------------------------|------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> RES A   | <input type="checkbox"/> RES Golf  | <input type="checkbox"/> COM | <input type="checkbox"/> Planned COM                            |
| <input type="checkbox"/> RES POD | <input type="checkbox"/> Ox Center | <input type="checkbox"/> IND | <input type="checkbox"/> CORP BP <input type="checkbox"/> Other |

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

- |                                                    |                                        |
|----------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Municipal Sanitary Sewers | <input type="checkbox"/> Private Wells |
| <input type="checkbox"/> On Site Septic Systems    | <input type="checkbox"/> 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**

**3) APPLICANT: TPB CONTRACTORS, LLC**

Address: C/O Atty. Dominick Thomas, 315 Main Street

Town: Derby State: CT Zip Code: 06418

Phone: (203) 735-9521 Fax: (203) 7382-8129 Email: djt@cohen-thomas.com

**4) OWNER(s): T&C PARTNERS, LLC**

Address: C/O Atty. Dominick Thomas, 315 Main Street

Town: Derby State: CT Zip Code: 06418

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

**5) APPLICANT'S OWNERSHIP INTEREST: Common ownership of LLCs / tenant of owner**

**6) LAND SURVEYOR: \_\_\_\_\_ REG. No: \_\_\_\_\_**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**7) CIVIL ENGINEER: JAMES SWIFT \_\_\_\_\_ REG. No: \_\_\_\_\_**

Address: 1

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (203) 209-3746 Fax: (\_\_\_\_) \_\_\_\_\_ Email: jim@swiftpe.com

**8) ARCHITECT: \_\_\_\_\_ REG. No: \_\_\_\_\_**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**9) PREFERRED OR RECOMMENDED NAMES OF NEW ROADS TO BE CONSTRUCTED: \_\_\_\_\_**

*(Subject to BOS Approval)*

*(Check One)*   ☐ Private Road   ☐ Town Road   \_\_\_\_\_ Length of Road

**10) STATUS OF WETLANDS PERMIT: PREVIOUSLY APPROVED**

*(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)*   **N/A**

☐ 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.)*

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 Attorney Dominick Thomas  
Attorney for Applicant

DATE 9/25/2020

b) PROPERTY OWNER(s):

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 Attorney Dominick Thomas

DATE 9/25/2020

Attorney for Owner

20) INFORMATIONAL:

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)





**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

Planning and Zoning Commission

Application #: 2-20-350  
Date: September 25, 2020

**STATEMENT OF USE**

Article 11, Section 2

Property Address: 21-23 Nichols Road Zone: IND Map: 18 Block: 30 Lot: 6 & 6-1

**APPLICANT:** T & C PARTNERS LLC and TPB CONTRACTORS LLC

Address: C/O Attorney Dominick Thomas, 315 Main Street

Town: Derby

State: CT

Zip Code: 06418

Phone: (203) 735-9521

Fax: (203-) 732-8129

Email: djt@cohen-thomas.com

**OWNER(s):** T & C PARTNERS LLC

Address: 21 Nichols Road

Town: Oxford

State: CT

Zip Code: 06478

Phone: ( )

Fax: ( )

Email:

Name of Proposed Business: TPB Contractors LLC

Total Square Footage Existing building -6000 + s/f Hours of Operation: See Addendum

Number of Employees: Self Number of Parking Spaces: N/A

List Hazardous and/or Chemicals Material on site (In & Outdoor): None

(Must provide MSDS Sheets if applicable)

Provide Approval from: PDDH  Fire Marshal  Other

Description of Business (Include as much detail as possible or the application will be considered incomplete)

**SEE ATTACHED ADDENDUM.**

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.

I understand that if any of the above statements are false, I may be subject to fines and/or penalties.

Dominick J. Thomas, Jr.

Applicant's Signature  
Attorney for Applicant and Owner

9/25/2020

Date

## STATEMENT OF USE ADDENDUM

The Commission approved a Contractor Yard Special Exception in 2018 without rock processing. The Commission then enacted new regulations (Sec. 2.14a and 10.7 et seq.) which permit rock processing as part of a contractor yard use. This application is to modify the approved special exception permit to permit rock processing in a building as per Section 10.7.2(6). The building has been previously reviewed by the Commission. Rock processing, when needed, would be performed Monday to Friday between the hours of 8:00am and 5:00pm and Saturday from 8:00am to 12:00pm. There would be no rock processing on Sunday or holidays. A modified site plan, previously reviewed by the Commission, is submitted herewith along with a building elevation. The proposed processing building and site plan are exactly as approved by the Commission for the settlement of the pending zoning appeal.

# SECOR, CASSIDY & MCPARTLAND, P.C.

## ATTORNEYS AT LAW

GAIL E. McTAGGART  
THOMAS G. PARISOT  
PATRICK W. FINN  
DAVID J. BOZZUTO  
JAMES R. STRUB  
TARA L. SHAW  
CONNOR P. MCNAMARA  
AMY B. SMITH  
WILLIAM F. BREG  
ANNE MURDICA

41 Church Street  
P.O. Box 2818  
Waterbury, CT 06723-2818  
Phone (203) 757-9261  
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www.ctlawyers.com

*Southbury Office:*  
555 Heritage Road, Suite 105  
P.O. Box 304  
Southbury, CT 06488  
(203) 264-8223  
Fax (203) 264-6730

**\*\*Also Admitted in New York**

*Of Counsel*  
DONALD McPARTLAND

*Tax Counsel*

JOHN J. PALMERI, CPA, JD, LL.M.<sup>†\*\*</sup>  
<sup>†</sup> Taxation

December 2, 2020

**RECEIVED**  
12/3/20  
via email.

Oxford Board of Selectmen  
486 Oxford Road  
Oxford, CT 06478  
Via E-Mail: firstselectman@oxford-ct.gov

Oxford Planning and Zoning Commission  
486 Oxford Road  
Oxford, CT 06478  
Via E-mail: pandz@oxford-ct.gov

Re: Request for Dissolution/Confirmation of Expiration of Moose Hill Estates Subdivision;  
SCM File 200052 **Request for the Matter to be Placed on Agendas**

Dear Selectmen and Commissioners:

Please be advised that our firm represents C and M Homes, Inc (also C & M Homes, Inc.) the developer and owner of Moose Hill Estates 7-lot Subdivision on property known as 47 Moose Hill Road; this subdivision was approved by the Oxford Planning and Zoning Commission ("P & Z") December 6, 2007 (Application Z07-192) and is set out on the record map, "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"). This Subdivision expired December 6, 2017. (It was not extended- see attached related correspondence).

The subdivision was planned to have Roslyn Lane constructed and accepted by the Town as a Town Road. To date, no lots were ever sold, no construction or other subdivision work has ever taken place, this subdivision is expired, and Neal Maison the owner of C and M Homes, Inc. (also C & M Homes, Inc.<sup>1</sup>) desires to terminate, all the subdivision Lots (1-7), returning the property to a single parcel. This will eliminate the need to construct Roslyn Lane (deeded to the Town by Warranty Deed from C & M Homes to the Town of Oxford dated and recorded August 12, 2008 at Vol 340 Page 547 of the Oxford Land Records) and related road construction and drainage features. Specifically, without any work conducted or lot sales, the subdivision has

<sup>1</sup> C and M Homes, Inc. registered in Connecticut and C & M Homes, Inc. registered in New York, are both Neal Maison's companies. Both names were used in the subdivision.



expired based on Conn. Gen. Stat. Section 8-26c(e) which provides for expiration of subdivision approval prior to July 1, 2011 to expire 9 years after the date of such approval which possibility for extension for additional years for total of 14 years. The subdivision would thus have expired December 6, 2016 if not further extended to complete all or part of the work. There has been no such extension request. Thus, the record map may be endorsed as expired and a new perimeter map filed extinguishing the subdivision lots and road.

To this end, attached is a Quit claim and Release from the Town, authorizing the deed back to C & M Homes, Inc, also C and Homes, Inc of the Roslyn Lane road property and the release of the related subdivision road and drainage easements in favor of the Town of Oxford. The above should allow for the complete unconditional release of the \$572,000.00 Letter of Credit issued by Naugatuck Savings Bank (now known as Ion Bank) in favor of the Town of Oxford for the improvements associated with the construction of Roslyn Lane and related subdivision improvements.

Please have the Town Attorney Kevin Condon, and the Town Engineer approve the release of the Letter of Credit, attached is a notice to Ion Bank authorizing the release of the Letter of Credit.

Enclosed please find a revised map entitled "Compilation Plan Map showing Dissolution of Subdivision Moose Hill Estates Prepared For C & M Homes, Inc 97 Moose Hill Road, Roslyn lane, Oxford, Connecticut" December 2019, SCALE 1" = 60', Prepared by Roy V. Cheney, LLC, Bethlehem, Connecticut showing elimination of lots 1-7 to create a single parcel ("Cheney Map"). I believe review and affirmative action by the Planning and Zoning Commission is required to record this revised map. I am hopeful that this can occur at the next regularly scheduled Planning and Zoning Commission (the "Commission") meeting.

At the upcoming Planning and Zoning Commission meeting it is our request that the following actions either be taken or recommended by the Commission:

1. Approval for recording of the revised Cheney Map (all former lots and road areas will be merged into and restored as an undivided single parcel).

2. Approval of the recording of Easement Releases as follows:

- a. Release of Drainage Easement by C and M Homes, Inc also C & M Homes, Inc. as Owner of Lot #5 on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"), releasing the right to drain water from Lot #5 over Lot #6 designated on said Map as "25' DRAINAGE EASEMENT see Note 12" as well as the right to construct and maintain a storm water detention basin which easement released is dated and recorded August 12, 2008 in Volume 340 at Page 548 of the Oxford Land Records, and also releasing a similar grant of a Drainage Easement from C and M Homes, Inc. to C & M Homes, Inc. dated August 20, 2008 and record August 27, 2008 in Volume 340 at Page 1087 of the Oxford Land Records.

- b. Release of Drainage Easement by C and M Homes, Inc, also C & M Homes, Inc releasing the drainage easement in favor of Lots 1 through 6 to drain over an area of Lot #7 on said Map and

designated as "EASEMENT AREA TO LOTS 1 THROUGH 6 ... (33,277 S.F.; 0.764 AC)" with right to construct and maintain storm water detention basin and related structures which easement was dated and recorded August 12, 2008 in Volume 340 at Page 549 of the Oxford Land Records, and also releasing a similar Drainage Easement from C and M Homes, Inc. to C & M Homes, Inc. on Lot 7 on said Map with release of right to construct and maintain storm water detention basin and related structures which easement is dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1085 of the Oxford Land Records.

3. A recommendation by the Planning & Zoning Commission to the Board of Selectmen to schedule a Town Meeting, as appropriate, to approve the granting of the following a quit claim deed to the proposed road property and unconditional releases of related subdivision easements as follows:

1. Quitclaim by Town of Oxford to C & M Homes Inc., of Roslyn Lane and all related rights and easement and extinguishing any right to create said road as described in a Warranty deed to the Town of Oxford and as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"). See draft Quit Claim attached.
2. Attached Release by Town of Oxford and C and M Homes, Inc also C & M Homes, Inc of "Detention Basin Maintenance Agreement and Access Easement to Detention Basin" ("Agreement and Easement") releasing easement for construction and maintenance of detention basin located on Lot 7 as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"), which Agreement and Easement is dated and recorded August 12, 2008 in Volume 340 at Page 550 of the Oxford Land Records, and also releasing a similar Easement and Agreement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1088 of the Oxford Land Records.
3. Release by Town of Oxford of Fire Suppression and Fire Tank Easement originally granted from C & M Homes, Inc. in favor of the Town of Oxford and shown on said Map as "Easement to Town of Oxford for Fire Tank Easement" which easement is dated and recorded August 12, 2008 in Volume 340 at Page 552 of the Oxford Land Records, and also releasing the grant of a similar Fire Suppression and Fire Tank dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1092 of the Oxford Land Records.
4. Release by Town of Oxford of "TEMPORARY TURNAROUND EASEMENT" in favor of the Town of Oxford over Lots 3 and 4 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 554 of the Oxford Land Records, and releasing a similar "TEMPORARY TURNAROUND EASEMENT" dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1090 of the Oxford Land Records.

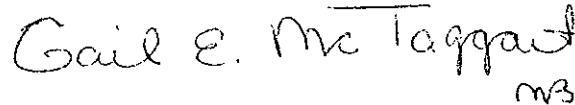
5. Release by the Town of Oxford of a "Slope Easement" over Lots 1 and 3 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 555 of the Oxford Land Records, and releasing a similar Slope Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1086 of the Oxford Land Records.
6. Release by Town of Oxford of Slope Easement over Lot 7 as shown on said Map for right to slope by cutting or filling which easement dated and recorded August 12, 2008 in Volume 340 at Page 556 of the Oxford Land Records, and releasing similar Slope Easement for right to slope by cutting or filling in favor of the Town of Oxford which easement was dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1091 of the Oxford Land Records.

Attached is a proposed Release by the Town of Oxford for items 2 through 6 above.

Please schedule the related meetings to effect this termination and related releases and quit claim.

Thank you.

Sincerely,

Handwritten signature of Gail E. McTaggart in cursive script, with the initials "mb" written below the signature.

Gail E. McTaggart  
Secor, Cassidy & McPartland, P.C.

GEM/mab

Enc.

cc: Attorney Kevin Condon  
(via e-mail: kwcondon@comcast.net)

AFTER RECORDING PLEASE RETURN TO:  
GAIL E. McTAGGART, ESQ.  
SECOR, CASSIDY & MCPARTLAND, P.C.  
P.O. Box 1818  
WATERBURY, CT 06723-2818

**STATUTORY FORM QUITCLAIM DEED**

**TOWN OF OXFORD**, a municipal corporation organized and existing by virtue of the laws of the State of Connecticut, in the County of New Haven and State of Connecticut, acting herein by \_\_\_\_\_, its First Selectman, duly authorized, for no consideration paid, grants to **C and M HOMES, INC.** a Connecticut corporation having an address of 27 Marble Lane, Pawling, New York 12564, **WITH QUITCLAIM COVENANTS**, the following described premises:

That certain piece or parcel of land, with all improvements thereon, designated as "Roslyn Lane" and all related rights and easements and extinguishing any right to create said road as described in a Warranty deed to the Town of Oxford and as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35, Page 89 of the Oxford Land Records.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this \_\_\_\_\_ day of December, 2020.

\_\_\_\_\_  
**TOWN OF OXFORD**

By \_\_\_\_\_

\_\_\_\_\_  
Its First Selectman, Duly Authorized

STATE OF CONNECTICUT)

) ss: Oxford

December \_\_\_, 2020

COUNTY OF NEW HAVEN)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 2020, by \_\_\_\_\_, First Selectman, duly authorized, of the Town of Oxford, a Connecticut municipal corporation, on behalf of the Town of Oxford as the free act and deed of the First Selectman and the Town of Oxford.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public

Return to:  
Gail E. McTaggart, Esquire  
Secor, Cassidy & McPartland, P.C.  
41 Church Street  
Waterbury, CT 06702

## RELEASES

**TOWN OF OXFORD, CONNECTICUT**, which maintains an office at 486 Oxford Road, Oxford, Connecticut 06478 (the "Town"), for One Dollar and other good and valuable consideration, received from the **C and M HOMES, INC.** a Connecticut corporation, as RELEASEE, hereby agrees to and hereby does release and discharge the following:

1. Detention Basin Maintenance Agreement and Access Easement to Detention Basin is dated and recorded August 12, 2008 in Volume 340 at Page 550 of the Oxford Land Records, and also releasing a similar Easement and Agreement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1088 of the Oxford Land Records.
2. Fire Tank Easement dated and recorded August 12, 2008 in Volume 340 at Page 552 of the Oxford Land Records, and also a similar Fire Suppression and Fire Tank dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1092 of the Oxford Land Records.
3. Temporary Turnaround Easement in favor of the Town of Oxford over Lots 3 and 4 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 554 of the Oxford Land Records, and a similar Temporary Turnaround Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1090 of the Oxford Land Records.
4. Slope Easement over Lots 1 and 3 as shown on said Map dated and recorded August 12, 2008 in Volume 340 at Page 555 of the Oxford Land Records, and a similar Slope Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1086 of the Oxford Land Records.
5. Slope Easement over Lot 7 for right to slope by cutting or filling which easement dated and recorded August 12, 2008 in Volume 340 at Page 556 of the Oxford Land Records, and similar Slope Easement for right to slope by cutting or filling in favor of the Town of Oxford which easement was dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1091 of the Oxford Land Records.



IN WITNESS WHEREOF, the **TOWN OF OXFORD** has executed the above Releases or has caused the above Releases to be executed by its duly authorized officer on this on December \_\_\_\_, 2020.

Witnesses:

**TOWN OF OXFORD**

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_

Its First Selectman

STATE OF CONNECTICUT)

) SS.: Oxford

December \_\_\_\_, 2020

COUNTY OF NEW HAVEN)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2020, by \_\_\_\_\_, its First Selectman, duly authorized, of the **TOWN OF OXFORD**, on behalf of **TOWN OF OXFORD** as the free act and deed of **TOWN OF OXFORD** and the free act and deed as First Selectman of **TOWN OF OXFORD**.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public  
My commission expires:

December \_\_, 2020

Oxford Board of Selectmen  
486 Oxford Road  
Oxford, CT 06478

Oxford Planning and Zoning Commission  
486 Oxford Road  
Oxford, CT 06478

Re: C and M Homes, Inc.  
Release of Mortgage (Letter of Credit) 07 Moose Hill Road, Oxford, CT

Gentlemen:

The Town of Oxford is Quit Claiming the road (Roslyn Lane) back to C and M Homes, Inc. Please release the \$572,000.00 Letter of Credit issued by Naugatuck Savings Bank (now known as Ion Bank) in favor of the Town of Oxford for the improvements associated with the construction of Roslyn Lane and related subdivision improvements.

Mortgage from C and M Homes, Inc. to Naugatuck Savings Bank (n/k/a ION Bank) dated August 22, 2008 and recorded August 28, 2008 in Volume 340 at Page 1100 of the Oxford Land Records.

Mortgage from C and M Homes, Inc. to Naugatuck Savings Bank (n/k/a ION Bank) dated August 12, 2013 and recorded August 20, 2013 in Volume 388 at Page 99 of the Oxford Land Records.

Thank you.

Sincerely,

Town of Oxford,  
By Its First Selectman

# C&M HOMES

PO Box 148

Purdys, New York 10578

Phone: 914-276-2760 Fax: 914-276-2934



November 19, 2013

Town of Oxford  
Planning & Zoning Department  
S.B. Memorial Town Hall  
486 Oxford Road  
Oxford, CT 06478-1298

Dear Jessica Pennell,

C&M Homes, Inc. is requesting an extension of our subdivision approval #Z07-192, dated 12/6/2007, for  
Lots 1-7 Moose Hill Estates, Oxford, CT 06478, under the Public Act 11-5.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Neal R. Maison, Jr.".

Neal R. Maison, Jr.  
President



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**FILE COPY**

Planning & Zoning Commission

December 10, 2013

C&M Homes  
Attn: Neal R. Maison, Jr.  
P.O. Box 148  
Purdys, NY 10578

**RE: NOTICE OF ACTION**

Dear Mr. Maison:

At the Planning & Zoning Regular Meeting held on Tuesday, December 3, 2013, the Planning & Zoning Commission took the following action regarding your request to extend your Subdivision Approval for Z-07-192, Lots 1-7, Moose Hill Estates:

**MOTION BY Commission Secretary Luff to approve the extension of Z-07-192 to have a new expiration date of 12/6/2017.**

**Second by Vice Chairman Watt.**

**Vote: Ayes (6), Nays (1), Commissioner Cocchiarella.**

Should you have any questions, please contact me at [jessica@oxford-ct.gov](mailto:jessica@oxford-ct.gov) or at (203) 828-6512.

Sincerely,

  
Jessica Pennell

Administrative Secretary  
Planning & Zoning Commission

Mailed Certified/Return Receipt on 12/10/2013  
7010 3090 0001 1750 4002

cc: Planning & Zoning File

Ray V. Cheney ULS # 18465  
Bethlehem, Connecticut  
WFO NOT FOR RELEASE WITHOUT EXPRESS WRIT

# TOWN OF OXFORD

## PLANNING & ZONING COMMISSION

S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
Phone: (203) 828-6512 · Email: [pandz@oxford-ct.gov](mailto:pandz@oxford-ct.gov)  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)



December 15, 2020

**To: Margaret West-Mainor, Town Clerk**

**From: Planning & Zoning Commission**

**RE: Regular Meeting Dates and Times**

\*\*\*\*\*

The Planning & Zoning Commission meetings are on the **first** and **third** Tuesday of each month. The meetings begin at 7:30 PM and are held in the Main Meeting room of the S.B. Church Memorial Town Hall.

The Planning & Zoning Commission will meet on the following dates:

Tuesday	January 5, 2021	Tuesday	July 6, 2021
Tuesday	January 19, 2021	Tuesday	July 20, 2021
Tuesday	February 2, 2021	Tuesday	August 3, 2021
Tuesday	February 16, 2021	Tuesday	August 17, 2021
Tuesday	March 2, 2021	Tuesday	September 7, 2021
Tuesday	March 16, 2021	Tuesday	September 21, 2021
Tuesday	April 6, 2021	Tuesday	October 5, 2021
Tuesday	April 20, 2021	Tuesday	October 19, 2021
Tuesday	May 4, 2021	Tuesday	November 2, 2021
Tuesday	May 18, 2021	Tuesday	November 16, 2021
Tuesday	June 1, 2021	Tuesday	December 7, 2021
Tuesday	June 15, 2021	Tuesday	December 21, 2021

Respectfully submitted,

---

Chairman, Planning & Zoning Commission

---

Secretary, Planning & Zoning Commission

# SECOR, CASSIDY & MCPARTLAND, P.C.

## ATTORNEYS AT LAW

GAIL E. McTAGGART  
THOMAS G. PARISOT  
PATRICK W. FINN  
DAVID J. BOZZUTO  
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TARA L. SHAW  
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**\*\*Also Admitted in New York**

*Of Counsel*  
DONALD McPARTLAND

*Tax Counsel*

JOHN J. PALMERI, CPA, JD, LL.M.<sup>†\*\*</sup>  
<sup>†</sup> Taxation

December 2, 2020

**RECEIVED**  
12/3/20  
via email.

Oxford Board of Selectmen  
486 Oxford Road  
Oxford, CT 06478  
Via E-Mail: firstselectman@oxford-ct.gov

Oxford Planning and Zoning Commission  
486 Oxford Road  
Oxford, CT 06478  
Via E-mail: pandz@oxford-ct.gov

Re: Request for Dissolution/Confirmation of Expiration of Moose Hill Estates Subdivision;  
SCM File 200052 **Request for the Matter to be Placed on Agendas**

Dear Selectmen and Commissioners:

Please be advised that our firm represents C and M Homes, Inc (also C & M Homes, Inc.) the developer and owner of Moose Hill Estates 7-lot Subdivision on property known as 47 Moose Hill Road; this subdivision was approved by the Oxford Planning and Zoning Commission ("P & Z") December 6, 2007 (Application Z07-192) and is set out on the record map, "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"). This Subdivision expired December 6, 2017. (It was not extended- see attached related correspondence).

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expired based on Conn. Gen. Stat. Section 8-26c(e) which provides for expiration of subdivision approval prior to July 1, 2011 to expire 9 years after the date of such approval which possibility for extension for additional years for total of 14 years. The subdivision would thus have expired December 6, 2016 if not further extended to complete all or part of the work. There has been no such extension request. Thus, the record map may be endorsed as expired and a new perimeter map filed extinguishing the subdivision lots and road.

To this end, attached is a Quit claim and Release from the Town, authorizing the deed back to C & M Homes, Inc, also C and Homes, Inc of the Roslyn Lane road property and the release of the related subdivision road and drainage easements in favor of the Town of Oxford. The above should allow for the complete unconditional release of the \$572,000.00 Letter of Credit issued by Naugatuck Savings Bank (now known as Ion Bank) in favor of the Town of Oxford for the improvements associated with the construction of Roslyn Lane and related subdivision improvements.

Please have the Town Attorney Kevin Condon, and the Town Engineer approve the release of the Letter of Credit, attached is a notice to Ion Bank authorizing the release of the Letter of Credit.

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At the upcoming Planning and Zoning Commission meeting it is our request that the following actions either be taken or recommended by the Commission:

1. Approval for recording of the revised Cheney Map (all former lots and road areas will be merged into and restored as an undivided single parcel).

2. Approval of the recording of Easement Releases as follows:

- a. Release of Drainage Easement by C and M Homes, Inc also C & M Homes, Inc. as Owner of Lot #5 on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"), releasing the right to drain water from Lot #5 over Lot #6 designated on said Map as "25' DRAINAGE EASEMENT see Note 12" as well as the right to construct and maintain a storm water detention basin which easement released is dated and recorded August 12, 2008 in Volume 340 at Page 548 of the Oxford Land Records, and also releasing a similar grant of a Drainage Easement from C and M Homes, Inc. to C & M Homes, Inc. dated August 20, 2008 and record August 27, 2008 in Volume 340 at Page 1087 of the Oxford Land Records.

- b. Release of Drainage Easement by C and M Homes, Inc, also C & M Homes, Inc releasing the drainage easement in favor of Lots 1 through 6 to drain over an area of Lot #7 on said Map and



designated as "EASEMENT AREA TO LOTS 1 THROUGH 6 ... (33,277 S.F.; 0.764 AC)" with right to construct and maintain storm water detention basin and related structures which easement was dated and recorded August 12, 2008 in Volume 340 at Page 549 of the Oxford Land Records, and also releasing a similar Drainage Easement from C and M Homes, Inc. to C & M Homes, Inc. on Lot 7 on said Map with release of right to construct and maintain storm water detention basin and related structures which easement is dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1085 of the Oxford Land Records.

3. A recommendation by the Planning & Zoning Commission to the Board of Selectmen to schedule a Town Meeting, as appropriate, to approve the granting of the following a quit claim deed to the proposed road property and unconditional releases of related subdivision easements as follows:

1. Quitclaim by Town of Oxford to C & M Homes Inc., of Roslyn Lane and all related rights and easement and extinguishing any right to create said road as described in a Warranty deed to the Town of Oxford and as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"). See draft Quit Claim attached.
2. Attached Release by Town of Oxford and C and M Homes, Inc also C & M Homes, Inc of "Detention Basin Maintenance Agreement and Access Easement to Detention Basin" ("Agreement and Easement") releasing easement for construction and maintenance of detention basin located on Lot 7 as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35 page 89 of the Oxford Land Records ("MAP"), which Agreement and Easement is dated and recorded August 12, 2008 in Volume 340 at Page 550 of the Oxford Land Records, and also releasing a similar Easement and Agreement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1088 of the Oxford Land Records.
3. Release by Town of Oxford of Fire Suppression and Fire Tank Easement originally granted from C & M Homes, Inc. in favor of the Town of Oxford and shown on said Map as "Easement to Town of Oxford for Fire Tank Easement" which easement is dated and recorded August 12, 2008 in Volume 340 at Page 552 of the Oxford Land Records, and also releasing the grant of a similar Fire Suppression and Fire Tank dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1092 of the Oxford Land Records.
4. Release by Town of Oxford of "TEMPORARY TURNAROUND EASEMENT" in favor of the Town of Oxford over Lots 3 and 4 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 554 of the Oxford Land Records, and releasing a similar "TEMPORARY TURNAROUND EASEMENT" dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1090 of the Oxford Land Records.

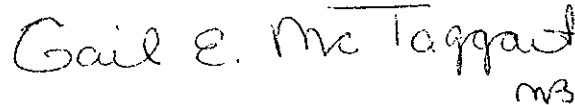
5. Release by the Town of Oxford of a "Slope Easement" over Lots 1 and 3 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 555 of the Oxford Land Records, and releasing a similar Slope Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1086 of the Oxford Land Records.
6. Release by Town of Oxford of Slope Easement over Lot 7 as shown on said Map for right to slope by cutting or filling which easement dated and recorded August 12, 2008 in Volume 340 at Page 556 of the Oxford Land Records, and releasing similar Slope Easement for right to slope by cutting or filling in favor of the Town of Oxford which easement was dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1091 of the Oxford Land Records.

Attached is a proposed Release by the Town of Oxford for items 2 through 6 above.

Please schedule the related meetings to effect this termination and related releases and quit claim.

Thank you.

Sincerely,

Handwritten signature of Gail E. McTaggart in cursive script, with the initials "mb" written below the signature.

Gail E. McTaggart  
Secor, Cassidy & McPartland, P.C.

GEM/mab

Enc.

cc: Attorney Kevin Condon  
(via e-mail: kwcondon@comcast.net)

AFTER RECORDING PLEASE RETURN TO:  
GAIL E. McTAGGART, ESQ.  
SECOR, CASSIDY & MCPARTLAND, P.C.  
P.O. Box 1818  
WATERBURY, CT 06723-2818

**STATUTORY FORM QUITCLAIM DEED**

**TOWN OF OXFORD**, a municipal corporation organized and existing by virtue of the laws of the State of Connecticut, in the County of New Haven and State of Connecticut, acting herein by \_\_\_\_\_, its First Selectman, duly authorized, for no consideration paid, grants to **C and M HOMES, INC.** a Connecticut corporation having an address of 27 Marble Lane, Pawling, New York 12564, **WITH QUITCLAIM COVENANTS**, the following described premises:

That certain piece or parcel of land, with all improvements thereon, designated as "Roslyn Lane" and all related rights and easements and extinguishing any right to create said road as described in a Warranty deed to the Town of Oxford and as shown on a certain map entitled "SUBDIVISION PLAN MOOSE HILL ESTATE PREPARED FOR C & M HOMES, 97 MOOSE HILL ROAD, OXFORD, CT AUGUST 13, 2007" REVISED TO NOVEMBER 14, 2008 SCALE 1" = 60', SHEET 1 OF 1, PREPARED BY DYMAR, Southbury, Connecticut, recorded at Vol. 35, Page 89 of the Oxford Land Records.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this \_\_\_\_\_ day of December, 2020.

\_\_\_\_\_  
**TOWN OF OXFORD**

By \_\_\_\_\_

\_\_\_\_\_  
Its First Selectman, Duly Authorized

STATE OF CONNECTICUT)

) ss: Oxford

December \_\_\_, 2020

COUNTY OF NEW HAVEN)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 2020, by \_\_\_\_\_, First Selectman, duly authorized, of the Town of Oxford, a Connecticut municipal corporation, on behalf of the Town of Oxford as the free act and deed of the First Selectman and the Town of Oxford.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public

Return to:  
Gail E. McTaggart, Esquire  
Secor, Cassidy & McPartland, P.C.  
41 Church Street  
Waterbury, CT 06702

## RELEASES

**TOWN OF OXFORD, CONNECTICUT**, which maintains an office at 486 Oxford Road, Oxford, Connecticut 06478 (the "Town"), for One Dollar and other good and valuable consideration, received from the **C and M HOMES, INC.** a Connecticut corporation, as RELEASEE, hereby agrees to and hereby does release and discharge the following:

1. Detention Basin Maintenance Agreement and Access Easement to Detention Basin is dated and recorded August 12, 2008 in Volume 340 at Page 550 of the Oxford Land Records, and also releasing a similar Easement and Agreement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1088 of the Oxford Land Records.
2. Fire Tank Easement dated and recorded August 12, 2008 in Volume 340 at Page 552 of the Oxford Land Records, and also a similar Fire Suppression and Fire Tank dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1092 of the Oxford Land Records.
3. Temporary Turnaround Easement in favor of the Town of Oxford over Lots 3 and 4 as shown on said Map which easement was dated and recorded August 12, 2008 in Volume 340 at Page 554 of the Oxford Land Records, and a similar Temporary Turnaround Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1090 of the Oxford Land Records.
4. Slope Easement over Lots 1 and 3 as shown on said Map dated and recorded August 12, 2008 in Volume 340 at Page 555 of the Oxford Land Records, and a similar Slope Easement dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1086 of the Oxford Land Records.
5. Slope Easement over Lot 7 for right to slope by cutting or filling which easement dated and recorded August 12, 2008 in Volume 340 at Page 556 of the Oxford Land Records, and similar Slope Easement for right to slope by cutting or filling in favor of the Town of Oxford which easement was dated August 20, 2008 and recorded August 27, 2008 in Volume 340 at Page 1091 of the Oxford Land Records.

IN WITNESS WHEREOF, the **TOWN OF OXFORD** has executed the above Releases or has caused the above Releases to be executed by its duly authorized officer on this on December \_\_\_\_, 2020.

Witnesses:

**TOWN OF OXFORD**

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_

Its First Selectman

STATE OF CONNECTICUT)

) SS.: Oxford

December \_\_\_\_, 2020

COUNTY OF NEW HAVEN)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2020, by \_\_\_\_\_, its First Selectman, duly authorized, of the **TOWN OF OXFORD**, on behalf of **TOWN OF OXFORD** as the free act and deed of **TOWN OF OXFORD** and the free act and deed as First Selectman of **TOWN OF OXFORD**.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public  
My commission expires:

December \_\_, 2020

Oxford Board of Selectmen  
486 Oxford Road  
Oxford, CT 06478

Oxford Planning and Zoning Commission  
486 Oxford Road  
Oxford, CT 06478

Re: C and M Homes, Inc.  
Release of Mortgage (Letter of Credit) 07 Moose Hill Road, Oxford, CT

Gentlemen:

The Town of Oxford is Quit Claiming the road (Roslyn Lane) back to C and M Homes, Inc. Please release the \$572,000.00 Letter of Credit issued by Naugatuck Savings Bank (now known as Ion Bank) in favor of the Town of Oxford for the improvements associated with the construction of Roslyn Lane and related subdivision improvements.

Mortgage from C and M Homes, Inc. to Naugatuck Savings Bank (n/k/a ION Bank) dated August 22, 2008 and recorded August 28, 2008 in Volume 340 at Page 1100 of the Oxford Land Records.

Mortgage from C and M Homes, Inc. to Naugatuck Savings Bank (n/k/a ION Bank) dated August 12, 2013 and recorded August 20, 2013 in Volume 388 at Page 99 of the Oxford Land Records.

Thank you.

Sincerely,

Town of Oxford,  
By Its First Selectman

# C&M HOMES

PO Box 148

Purdys, New York 10578

Phone: 914-276-2760 Fax: 914-276-2934



November 19, 2013

Town of Oxford  
Planning & Zoning Department  
S.B. Memorial Town Hall  
486 Oxford Road  
Oxford, CT 06478-1298

Dear Jessica Pennell,

C&M Homes, Inc. is requesting an extension of our subdivision approval #Z07-192, dated 12/6/2007, for  
Lots 1-7 Moose Hill Estates, Oxford, CT 06478, under the Public Act 11-5.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Neal R. Maison, Jr.".

Neal R. Maison, Jr.  
President



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**FILE COPY**

Planning & Zoning Commission

December 10, 2013

C&M Homes  
Attn: Neal R. Maison, Jr.  
P.O. Box 148  
Purdys, NY 10578

**RE: NOTICE OF ACTION**

Dear Mr. Maison:

At the Planning & Zoning Regular Meeting held on Tuesday, December 3, 2013, the Planning & Zoning Commission took the following action regarding your request to extend your Subdivision Approval for Z-07-192, Lots 1-7, Moose Hill Estates:

**MOTION BY Commission Secretary Luff to approve the extension of Z-07-192 to have a new expiration date of 12/6/2017.**

**Second by Vice Chairman Watt.**

**Vote: Ayes (6), Nays (1), Commissioner Cocchiarella.**

Should you have any questions, please contact me at [jessica@oxford-ct.gov](mailto:jessica@oxford-ct.gov) or at (203) 828-6512.

Sincerely,

  
Jessica Pennell

Administrative Secretary  
Planning & Zoning Commission

Mailed Certified/Return Receipt on 12/10/2013  
7010 3090 0001 1750 4002

cc: Planning & Zoning File



