



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 Meeting Minutes
(Continuation)
Tuesday, May 13, 2014
5:00 PM
Oxford Town Hall
Main Meeting Room**

CALL TO ORDER:

Chairman Carver called the Public Hearing of May 13, 2014 to order at 5:00 PM.

PLEDGE OF ALLEGIANCE:

Chairman Carver led the Pledge of Allegiance.

ROLL CALL:

Present: Tanya Carver, Pete Zbras, Harold Cosgrove, Jeff Luff, and Pat Cocchiarella.

Also Present: Jessica Pennell, Administrative Secretary & Brian Miller, AICP.

CONTINUED 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) (Construction a 30,500 sq. ft. Building).

CORRESPONDENCE:

Secretary Pat Cocchiarella read the following correspondence:

1. Letter from Nafis & Young dated May 13, 2014.
2. Letter from the Oxford Fire Department dated April 22, 2014.
3. Letter from REMA Ecological Services dated May 9, 2014.
4. Letter from Civil I dated May 12, 2014.
5. Letter from Brian Miller dated May 13, 2014.

APPLICANT'S PRESENTATION:

Chairman Carver requested the applicant make their presentation.

Brian Baker, P.E, CPSWQ, CPESC of Civil 1 Engineering firm introduced himself and stated that there have been several changes to the plans in response to REMA's report dated May 9, 2014. In their report they recommend 11 modifications to the plans and he will discuss them with the commission this evening as all the recommendations have been incorporated. He noted that the Oxford Conservation Commission Inland Wetlands Agency approved this application at their meeting on May 12, 2014.

Brian Baker referred to Sheet 2 of the plans and stated that the previous plans submitted, from the curb level east, have not been modified and the recommendations had to deal with stormwater retention and the landscape buffering specifically.

Brian Baker stated the following regarding REMA's report dated May 9, 2014 in summary.

Comment 1: The filter berm for the southern basin expansion shows a topsoil outer layer and to elevate the berm 4-6 inches.

Response 1: *Revised the plans on the filter berm detail to add rip rap and elevated it 4-6 inches.*

Comment 2: The bottom elevation of the southern basin expansion would be the same as the existing basin and recommended planting liver emergent plants.

Response 2: *Revised the plans to include 300 herbaceous emergent plants.*

Comment 3: Recommend that the topsoil for the expanded portion of the detention basins be 10" thick and enriched with organics.

Response 3: *Revised the plans to include a note specifying the topsoil requirement.*

Comment 4: The plans proposes to modify the outlet structure to the existing detention basin by blocking up a 12" rectangular orifice and replacing it with a 7" pipe. Install a trash rack.

Response 4: *Revised the plans to include a trash rack.*

Comment 5: The applicant provides sufficient storage for the water quality volume at the southern basin regarding the impervious surface on the site.

Response 5: *Revised the plans to include the Water Quality Volume (WQV) calculation for the existing Morse Road storm drainage to accommodate the additional WQV and added additional permeable berm to create the renovation area.*

Comment 6: Recommends a 12" high deflector berm placed in the existing detention basin to route flows along a much longer flow path to the outlet.

Response 6: *Revised the plans to include the 12" deflector berm and an additional filter berm around the existing inlet pipe has been added to increase the sediment removal potential of the inlet area.*

Comment 7: The northern rain garden (bioretention basin) is sized for the WQV and recommended an underdrain upgradient of the northern bioretention area.

Response 7: *Revised the plans to include the underdrain.*

Comment 8: Recommends a specific longer-term maintenance note for the bioretention basin (northern rain garden).

Response 8: *Revised the notes for the storm drainage system.*

Comment 9: Buffer enhancements to the existing wetland just west of the northern bioretention basin are recommended.

Response 9: *Revised the plans for the planting list accordingly.*

Comment 10: Recommends adding an infiltration trench to be designed near the bottom of the fill slope so as not to comprise the integrity of the fill slope.

Response 10: *Revised the plans by adding an infiltration trench as recommended.*

Comment 11: Noted that since the existing detention basin is in their opinion, a regulated area and the activities in that area should be considered. Recommends that the bottom half of this new slope to about elevation 578' be seeded with the New England Roadside Matrix Upland Seed Mix.

Response 11: *Revised the plans by adding a detail to reflect a Roadside Matrix Upland Seed Mix be utilized and included that in the landscaping plant list and notes. .*

Brian Baker also noted that the Water Quality Volume Calculations have been revised with a revision date of May 12, 2014. He stated that the town engineer noted that all his concerns have been addressed and has no issues with the modifications.

Chairman Carver stated that she spoke with the town engineer prior to the meeting and all the engineering comments have been addressed.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Chairman Carver stated that the excess water from the site has been addressed with the revisions.

Brian Baker stated for the record yes however, Marcus Dairy and Gen El Mec applications were previously approved for these two sites. Marcus Dairy had more impervious areas and regulated activity for inland wetlands in 2009 which triggered a review by REMA Ecological Services and they reviewed the 2009 application and the proposed plans and incorporated all their recommendations. Also, the proposal has less impervious surface and more roof runoff which is cleaner water but the Oxford Conservation Commission / Inland Wetlands Agency understanding that the project is in the watershed upgradient and they wanted REMA to review the proposal again. This is why their comments were incorporated with their conclusion, that there will not be a negative impact to the wetlands.

Chairman Carver asked how the proposal differs from the Marcus Dairy and Gen El Mec projects.

Brian Baker stated that the Marcus Dairy plan was only on Lot 8R and the proposal is to combine the lots, through a lot line merger and have less of an impervious surface. He stated that the rear area of the property for Marcus Dairy was for trucks with diesel fueling tanks. This application is similar to the Hurley Group application.

Chairman Carver asked the Commission Members if they had any questions or comments.

Harold Cosgrove stated asked where the project is in relation to Hurley Road. **Brian Baker** demonstrated the location of the project and stated that the project is located at the culdesac of Morse Road where the Public Hearing sign is located now.

Harold Cosgrove questioned the drainage pattern and water. **Brian Baker** stated there are underdrains proposed and discussed existing and proposed elevations.

Harold Cosgrove questioned the truck traffic on Hurley Road. **Brian Baker** stated that the truck traffic will be existing on Hurley Road and turning right towards Donovan Road and then onto Airport Access Road. The loading docks are angled so the trucks will come in on Morse Road, back into the loading docks off of Building A and then continue on to Building B and come out on to Hurley Road. It was designed for parking and loading traffic.

Peter Zbras stated that he has a concern with the pipe adjacent to the pond as the velocity of the water during these storm events is causing the road to erode. He stressed concern that the road will collapse eventually. **Brian Baker** stated that the truck traffic will exit out on Hurley Road in the opposite direction of that pipe but employee vehicle traffic will drive over the pipe on Hurley Road. He stated that Hurley Road is a town road and it is recognized that it is in need of repair.

Brian Baker stated there will not be an impact to that pipe as it is upgradient of their site and there is no truck traffic.

Harold Cosgrove noted that the road is very narrow and acknowledges that the road may be necessary to widen in the near future. **Brian Baker** stated that if the roads are widen by 3 feet on each side will not burden the proposed project.

Pat Cocchiarella stated that he has no issues with the proposed project as the issues raised were of environmental concern with the Wetlands Agency. **Jeff Luff** stated he agrees.

Chairman Carver asked the Commission Members if they had any questions or comments. None stated.

Chairman Carver asked the staff if they had any questions or comments.

Brian Miller stated that he had a few questions on the north side the sidewalks are not labeled. **Brian Baker** stated the plans reflect a 6 feet sidewalks with post mounted LED poles. He explained that it's designed that way to allow tenants to secure more than one loading space. **Brian Baker** demonstrated the location on the plans.

Brian Miller asked about the waste disposal. **Brian Baker** presented on the plans the location of the dumpster with enclosed screening.

Brian Miller commented on the landscaping details. **Brian Baker** stated that the plans have been revised significantly to revise the landscaping plans per REMA's report.

Brian Miller stated that the Zoning chart reflects the potential overall use of each building and asked that each use be defined. **Brian Baker** stated that he can't define each use at this time but will ensure that each use proposed is in compliance with the regulations. **Chairman Carver** stated that each "use" is subject to approval by the Planning & Zoning Commission.

Brian Miller commented on the dedicated parking areas. **Brian Baker** demonstrated on the plans the area be “designated” a potential future parking area. **Brian Miller** noted that it would be subject to approval for a modification by the commission. **Brian Baker** stated that can be a condition of approval to revise the plans to demonstrate the potential “designated” future parking area subject to final approval for a modification to the commission. **Brian Miller** agreed.

Brian Miller requested that the applicant discuss the architectural design. **Tom Picalli, Hurley Group** stated that it will consist of metal and masonry similar to Hurley Farms that he owns. **Brian Miller** stated the plans he reviewed does not reflect details of the design. **Brian Baker** stated that the renderings do not call out for specific materials. **Brian Miller** stated that be submitted for the record.

Harold Cosgrove asked about the heating source for the proposed buildings. **Brian Baker** stated that it would be propane or natural gas. **Tom Picalli** stated that if natural gas is available they will connect. **Tanya Carver** stated that it is her understanding that natural gas is not available for connection right now so the applicant is proposing propane.

Harold Cosgrove asked if crushed stone is proposed on the parking area or bituminous parking area. **Brian Baker** stated that all parking areas will consist of bituminous asphalt because the stormwater renovation areas below and hydrodynamic separators on site. All the stormwater that passes through the catch basins are on site pass through an oil/water grit separator before it discharges into a storm drain basin, water quality measure, basin, and then the retention basin.

Pat Cocchiarella asked about parking spaces adjacent to Building A adjacent to the culdesac. **Brian Baker** stated that it is an emergency turnaround area.

Peter Zbras asked about Hurley Road pipe adjacent to the pond. It was noted for the record that Hurley Road and the pipe is a town road and the town would have to repair and maintain it.

Chairman Carver asked the Commission Members if they had any questions or comments. None stated.

QUESTIONS/COMMENTS FROM THE PUBLIC:

Chairman Carver asked the Public if they had any questions or comments.

Robert Weiriden of 127 Hurely Road, Oxford, CT introduced himself and stated that the parking and truck traffic is of concern to him. He stated that he presented at the last hearing that vehicles parking on Morse Road, in which he submitted pictures that reflects the cars parked on the town road. He stated that the employees that work at the building located on Morse Road don't have sufficient parking because their business is growing. He asked the Commission to consider parking spaces for the future. He submitted pictures for the record reflecting cars parked on Morse Road and noted it's an everyday occurrence. **Chairman Carver** requested that the pictures are submitted for the record reflecting the date and time. **Robert Weiriden** stated that his child departs from the bus at 2:30 PM and the pictures he took was at 2:45 pm.

Robert Weiriden stressed concern over the traffic. **Pat Cocchiarella** stated that the plans are designed so that the proposed truck traffic will exit out onto Hurley Road. **Robert Weiriden** stated that is correct but a lot of the existing buildings in the Industrial Zone stated “right turn only” signs but they turn left and it's not being enforced.

Jeff Luff stated that there is no restriction in our regulations that state you can't park on a town road. **Brian Miller** suggested that as a condition of approval that the excess parking be designated on the site plan and a bond put forward to ensure the need for additional parking be provided.

It was noted that staff has gone to the site and there is no regulation that prevents cars from parking on a town road. It was also noted that the police department was notified and no safety violation were observed. **Harold Cosgrove** suggested that a letter be sent to the Board of Selectmen, Police Department and the Roads Commission that "No Parking" signs be placed on Morse Road and making Morse Road a "One Way." Staff noted that she would draft a letter of recommendation for the next regular meeting.

Chairman Carver stated that the concern that is stressed by Mr. Weiriden is the cars parked on Morse Road which is not consistent with the proposed application. **Robert Weiriden** stated that his concern is sending out the truck traffic in the other direction opposite Morse Road but understands there will be employee vehicle traffic exiting.

Chairman Carver stated that the truck traffic as proposed will not exit on Morse Road. **Brian Baker** there is adequate parking on site at this time.

Chairman Carver requested the appropriate directional signage be placed on site to make the traffic aware of the proper ingress and egress directions. **Brian Baker** agreed.

Chairman Carver asked the Public if they had any questions or comments. None stated.

CONTINUE / CLOSE:

MOTION by Vice-Chairman Luff to **CLOSE** the Public Hearing for application **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) (Construction a 30,500 sq. ft. Building). **Second by Commissioner Cocchiarella. VOTE: All (5) Ayes.**

ADJOURNMENT:

MOTION by Vice-Chairman Luff to **ADJOURN** the Public Hearing at 5:55 PM. **Second by Commissioner Cocchiarella. VOTE: All (5) Ayes.**

Respectfully submitted,



Jessica Pennell,
Administrative Secretary
Planning & Zoning Commission

14 JUL - 1 PM 4:06
TOWN CLERK
Margaret A. Black