



## **TOWN OF OXFORD Planning & Zoning Commission**

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

### **Regular Meeting Minutes**

Tuesday, February 20, 2018

7:30 PM

Main Meeting Room

S.B. Church Memorial Town Hall

### **CALL TO ORDER**

**Chairman Jeff Luff** called the meeting to order at 7:30 PM.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

**Present:** John Kerwin, Pete Zbras, Arnie Jensen, Jeff Luff, Pat Cocchiarella, Dan Wall (arrived at 7:49 PM) and Tanya Carver.

**Not Present:** Bob Costigan.

**Also Present:** Jessica Pennell, Steven S. Macary, ZEO and Land Use Counsel, Peter Olson.

### **SEATING OF ALTERNATES**

**Chairman Jeff Luff** seated **Alternate Commissioner John Kerwin**.

### **AMENDMENTS TO AGENDA** – NONE.

### **CORRESPONDENCE** – NONE.

### **AUDIENCE OF CITIZENS** (Items not listed on the agenda)

**Linda Czaplinski, 30 Freeman Road** stated that she wanted to follow up with the Commission regarding the minutes and posting on the website.

Discussion ensued between Commission members, staff and Mrs. Czaplinski.

### **NEW BUSINESS** – NONE.

**OLD BUSINESS**

1. **Z-17-147 [VCMUD] 300 & 304 Oxford Road – Owner & Applicant: Oxford Towne Center, LLC** (Phase 3A Site Plan Application - Residential Units)

The public will be given the opportunity to ask questions and make comments on this application.

**Dominick Thomas, 315 Main Street, Derby, Attorney** for the applicant stated that they are present to respond to the concerns and questions that were raised at the last meeting. He noted that the floor plans have been submitted and distributed to the Commission as requested at the last meeting.

**Chairman Jeff Luff** noted for the record that all the documents regarding this application were made readily accessible to the public.

**Kyle Bogardus, Langan Engineering and Environmental Services, Engineer** for the applicant answered questions and made comments regarding traffic, site circulation, the loading and unloading associated with moving. He referred to the memo dated 1/31/18 (ATTACHMENT A) that was included with the application submission. He also discussed the intersection site lines associated with the residential entrance and the queuing analysis.

**Commissioner Tanya Carver** expressed concerns regarding the left hand turn.

**Commissioner Dan Wall** arrived at 7:49 PM.

**Kyle Bogardus** addressed her concerns and discussed modifications that were made to the plan that addressed concerns raised at the last meeting.

**Tom Arcari, QA&M Architecture, Farmington, Architect** for the applicant, presented the detailed floor plans submitted this evening (ATTACHMENT B).

A lengthy discussion ensued regarding the finalized floor plans, the marketing that would be used, the timeframe that the applicant would be working towards the finalization of this Phase.

**Tom Haynes, Owner, Oxford Towne Center, LLC** and **Kathy Ekstrom, Project Manager** replied to comments from Commissioners.

**Stanley Gniazdowski, Realty Concepts, Guilford** presented the updated fiscal impact analysis and submitted the documents to the Commission (ATTACHMENT C).

**Commissioners** questioned the updated analysis.

**Stanley Gniazdowski** answered the questions relevant to the fiscal impact analysis.

**Attorney Thomas** made statements regarding the number of school age children and the Rutgers Study utilized in the analysis.

**Chairman Jeff Luff** opened the floor to the Public.

**PUBLIC COMMENTS:**

**Linda Czaplinski, 30 Freeman Road** asked questions about the occupancy of the building, the significance of the change from the original conceptual plan and current site plan, voiced concerns about the developer proposing more buildings in the future. She also asked about the electrical lines and generators. She asserted that the Commission is not compliant with their own regulations. She referred to sections of the Zoning Regulations.

**Chairman Jeff Luff** invited the applicant to respond to the public questions.

**Kyle Bogardus** answered the questions regarding the electrical and generators.

**Tom Haynes** made a statement regarding the future goals of generating their own power for the site.

**Attorney Thomas** made statements regarding the occupancy and the VCMUD regulations.

**Kyle Bogardus** discussed the process that has been followed and noted that many changes that have been made are related to the original conditions of approval.

**Commissioners** made statements regarding the VCMUD regulation.

**MOTION BY Commission Secretary Pat Cocchiarella** to recess the meeting at 8:55 PM.

**Second by Commissioner Pete Zbras.**

**All (7) Ayes.**

Motion passed 7-0.

**MOTION BY Commission Secretary Pat Cocchiarella** to reconvene the meeting at 9:07 PM.

**Second by Commissioner Pete Zbras.**

**All (7) Ayes.**

Motion passed 7-0.

The Commission discussed items regarding the overall changes to the project and plans.

**Peter Olson, Land Use Counsel** spoke briefly about the fees. He also noted the difference between the planning fees versus the zoning fees. He explained that this application would fall under the zoning fees.

**Commissioners** discussed specific conditions that could be applied to the approval.

**Commissioner Tanya Carver** made references to the 5/27/14 Public Hearing and other documentation that was presented in 2014.

**Commissioners** discussed their interpretation of a substantial change, if Brian Miller should review the application and the VCMUD regulations.

**MOTION BY Commission Secretary Pat Cocchiarella** to request Land Use Counsel, Peter Olson draft a resolution of approval for application Z-17-147.

**Second by Vice Chairman Arnie Jensen.**

Further discussion ensued; Chairman Jeff Luff gave each Commissioner the floor, one at a time, to speak on the project and its changes.

**Commissioners** expressed their objections or satisfactions on the changes.

**Commission Secretary Pat Cocchiarella** moved the question.

**Chairman Jeff Luff** took a Roll Call vote.

**Ayes (4) – Commission Alternate John Kerwin, Commissioner Pete Zbras, Chairman Jeff Luff, Commission Secretary Pat Cocchiarella.**

**Nays (3) – Vice Chairman Arnie Jensen, Commissioner Dan Wall and Commissioner Tanya Carver.**

Motion passed 4-3.

### **ZONING ENFORCEMENT**

- Report of the ZEO on complaints, violations and any other items deemed necessary for discussion and/or action by the Commission.

### **APPROVAL OF MINUTES**

1. 12/19/17 – Public Hearing Minutes
2. 12/19/17 – Regular Meeting Minutes
3. **MOTION BY Vice Chairman Arnie Jensen** to approve the 2/6/2018 Regular Meeting minutes as presented.  
**Second by Commission Secretary Pat Cocchiarella.**  
**Ayes (6), Abstentions (2) – Commissioner Harold Cosgrove and Commissioner Dan Wall.**  
Motion passed 6-2.

### **INVOICES**

### **OTHER BUSINESS**

**Commission Alternate John Kerwin** noted that there is a section in the Town Charter that addresses the filing of minutes.

1. Update on Corrections/Modifications of the POCD.

**Chairman Jeff Luff** informed the Commission that he spoke to Brian Miller and requested that he submit the revised draft copy of the POCD to the Commissioners this week.

2. Any other business the Commission deems necessary for discussion.

**ADJOURNMENT**

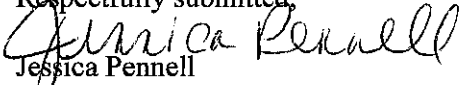
**MOTION BY Commission Alternate John Kerwin** to adjourn the meeting at 10:02 PM.

**Second by Commissioner Tanya Carver.**

**All (7) Ayes.**

**Motion passed 7-0.**


Respectfully submitted,



Jessica Pennell

Planning & Zoning Department

Planning & Zoning Commission

18 MAR - 1 PM 1:54  
TOWN OF OXFORD, CT  
  
TOWN CLERK

**LANGAN****Memorandum**

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555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

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**To:** Steven S. Macary – Oxford Zoning Enforcement Officer

**From:** Luke Mauro, P.E., PTOE – Langan  
Kyle Bogardus, P.E., CPESC – Langan

**Date:** 01/31/2018

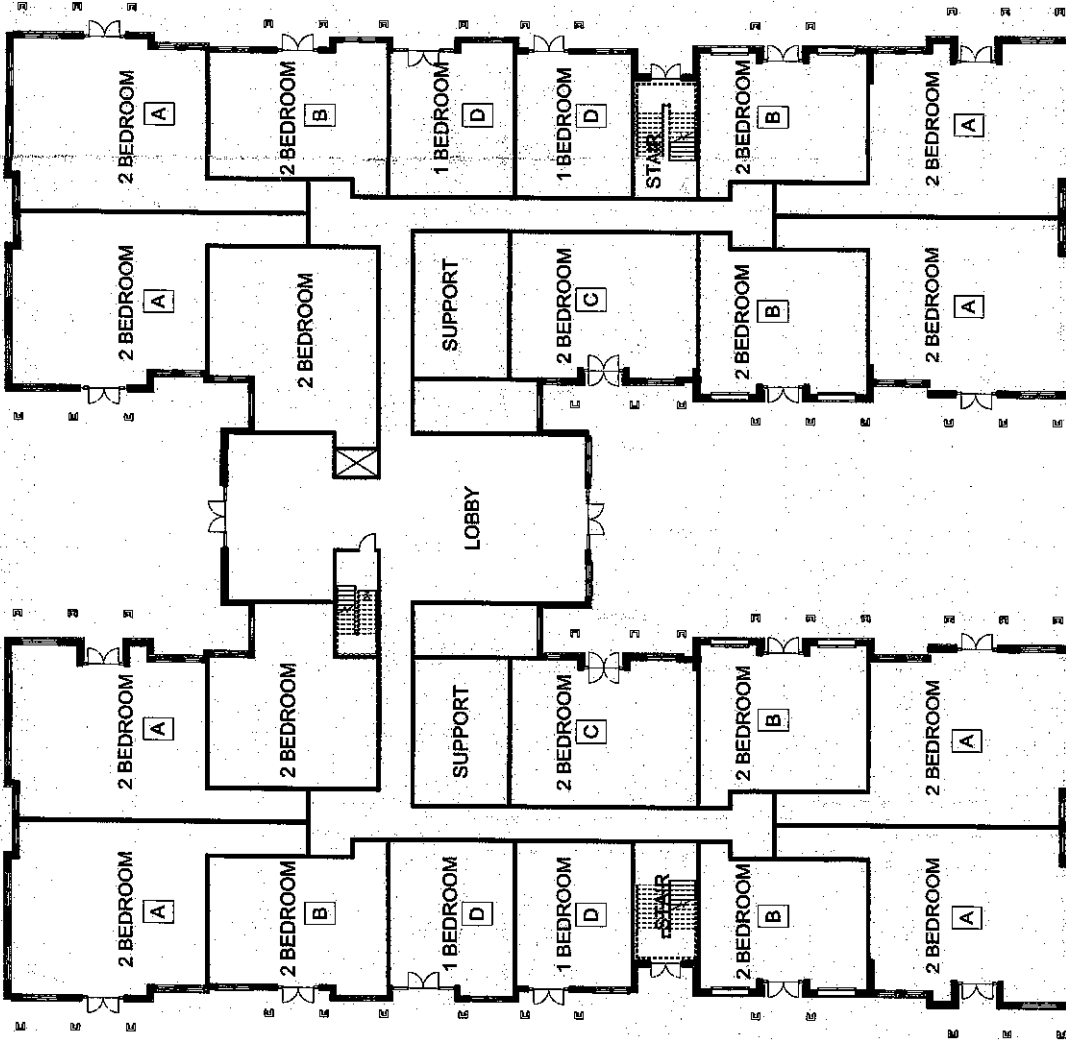
**Re:** Traffic Memorandum  
Quarry Walk Residential Site Plan Application  
Langan Project No.: 140092601

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Langan CT, Inc. has prepared this memorandum to summarize the traffic impacts associated with the residential site plan application for Quarry Walk located at 300 Oxford Road (State Route 67) in Oxford, CT. The 150 total residential units proposed as part of this application were included in the original and amended conceptual site plan applications approved by the Planning & Zoning Commission. The site generated trips associated with the 150 residential units were also included in the Traffic Impact Study completed by Langan as part of the original conceptual site plan application materials submitted in April 2014.

As part of the residential site plan approval we are proposing a third site access drive off of Oxford Road (Route 67) to provide a direct connection to the residential portion of the development. Not only does this residential access drive provide residents with a direct connection to Oxford Road, it also provides emergency responders a way to get to the residential portion of the development without having to drive thru the commercial portion of Quarry Walk, cutting down on emergency response times. In addition, it is anticipated that the construction of the residential access drive will improve the future full build-out traffic operating conditions for the Quarry Walk signalized driveway, as most residential trips will likely utilize the residential access drive and therefore reduce potential future traffic volumes at the existing signal.

We are in the process of amending our Major Traffic Generator (MTG) Certificate for this development issued by the Office of the State Traffic Administration (OSTA) to include the new residential access drive, the individually approved site plan applications and the property acquisitions obtained by Haynes in order to accommodate the overall development. In the future, as specific commercial tenants evolve throughout the design process, the development program will likely change; therefore causing a change to the anticipated trip generation for the overall development. The traffic impacts will be continuously evaluated to ensure there are no adverse impacts to the area roadway network as more and more tenants come on-line. The OSTA approval will need to be revised throughout this development process; therefore requiring OSTA's review and approval of the trip generation and potential traffic impacts as the project progresses.



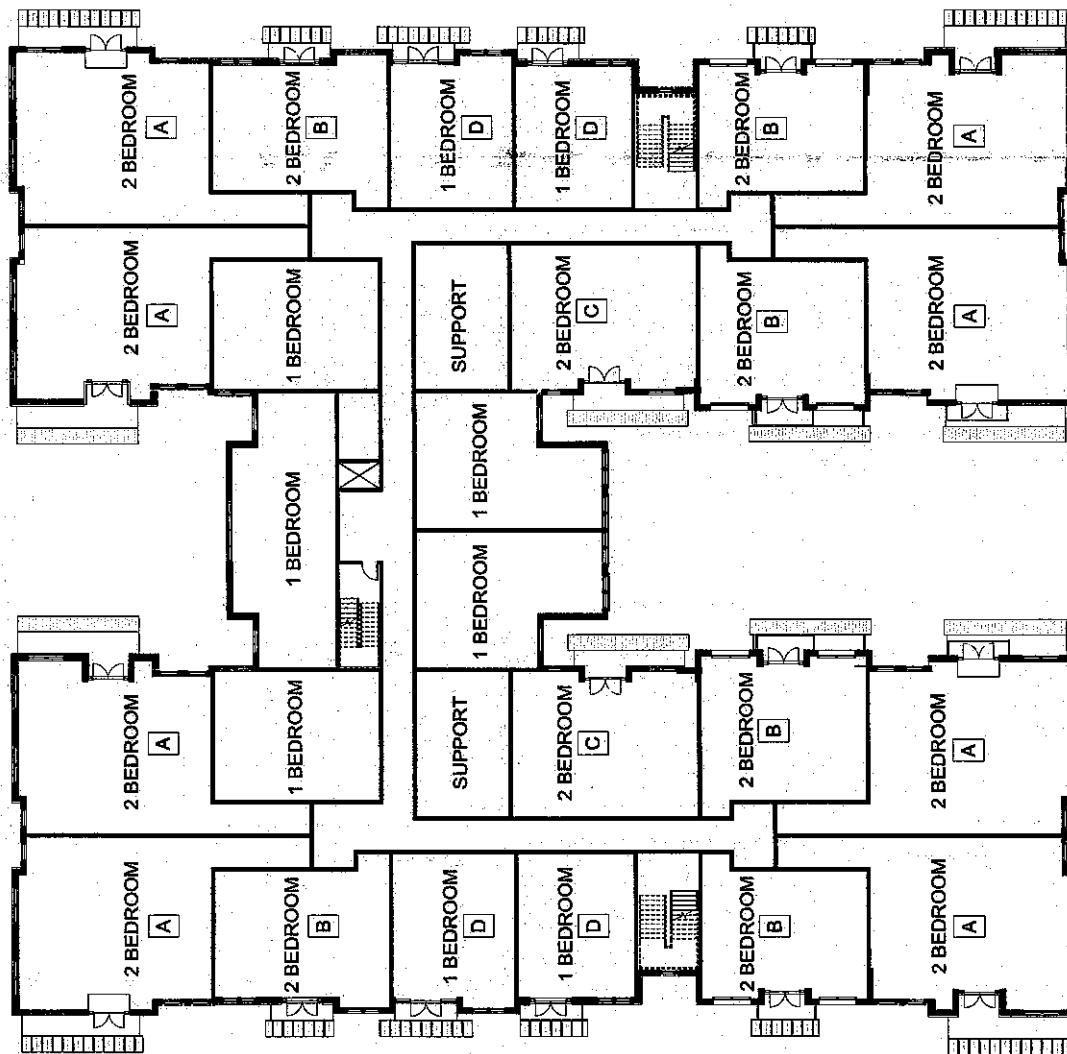
FIRST FLOOR UNIT COUNT	
(18) 2 BEDROOM UNITS	
(4) 1 BEDROOM UNITS	
22 TOTAL UNITS	

(BUILDING A: 72 TOTAL UNITS)

\* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS  
WILL BE BASED ON MARKET DEMAND AND  
DEVELOPED IN ACCORDANCE WITH CURRENT  
UNIT TYPE CRITERIA.

FIRST FLOOR PLAN - BUILDING A

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD



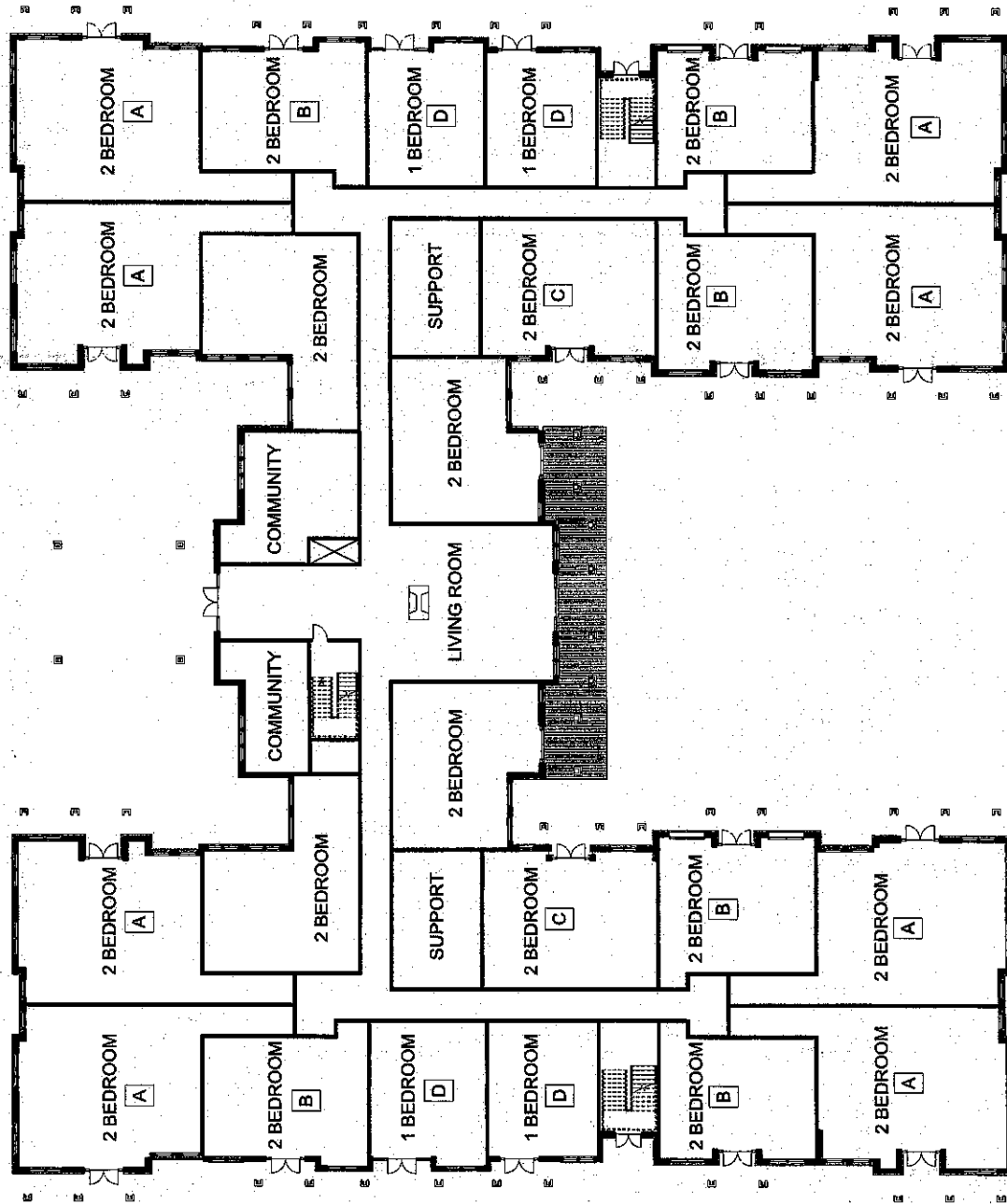
**2nd/3rd FLOOR UNIT COUNT**  
 (16) 2 BEDROOM UNITS  
 (9) 1 BEDROOM UNITS  
 25 TOTAL UNITS (ea. floor)  
 (BUILDING A: 72 TOTAL UNITS)

\* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS  
 WILL BE BASED ON MARKET DEMAND AND  
 DEVELOPED IN ACCORDANCE WITH CURRENT  
 UNIT TYPE CRITERIA.

## SECOND & THIRD FLOOR PLANS - BUILDING A

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD



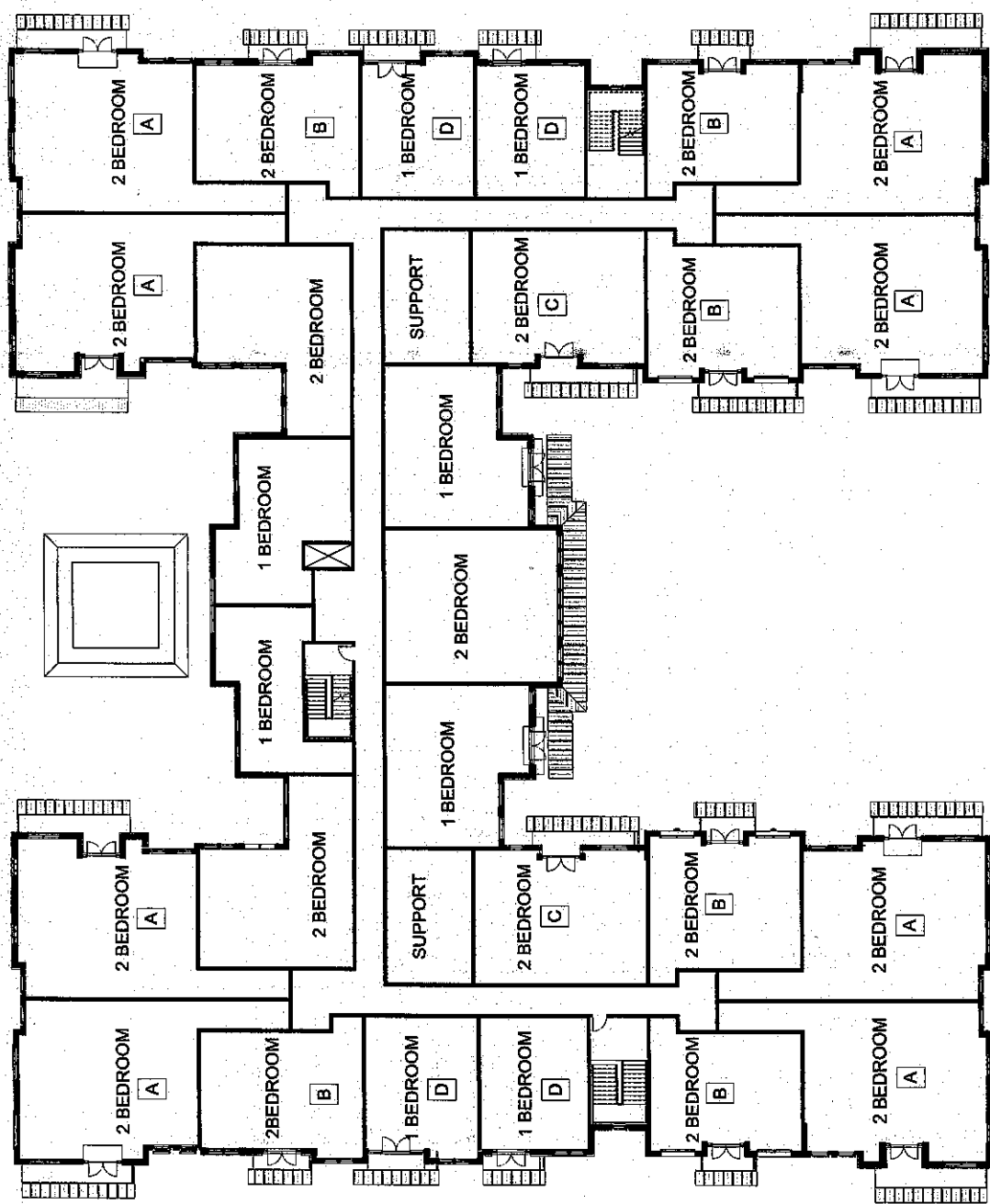


**1<sup>ST</sup> FLOOR UNIT COUNT**  
 (20) 2 BEDROOM UNITS  
 (4) 1 BEDROOM UNITS  
 24 TOTAL UNITS  
 (BUILDING B: 78 TOTAL UNITS)

\* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS  
 WILL BE BASED ON MARKET DEMAND AND  
 DEVELOPED IN ACCORDANCE WITH CURRENT  
 UNIT TYPE CRITERIA.

# FIRST FLOOR PLAN - BUILDING B

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD

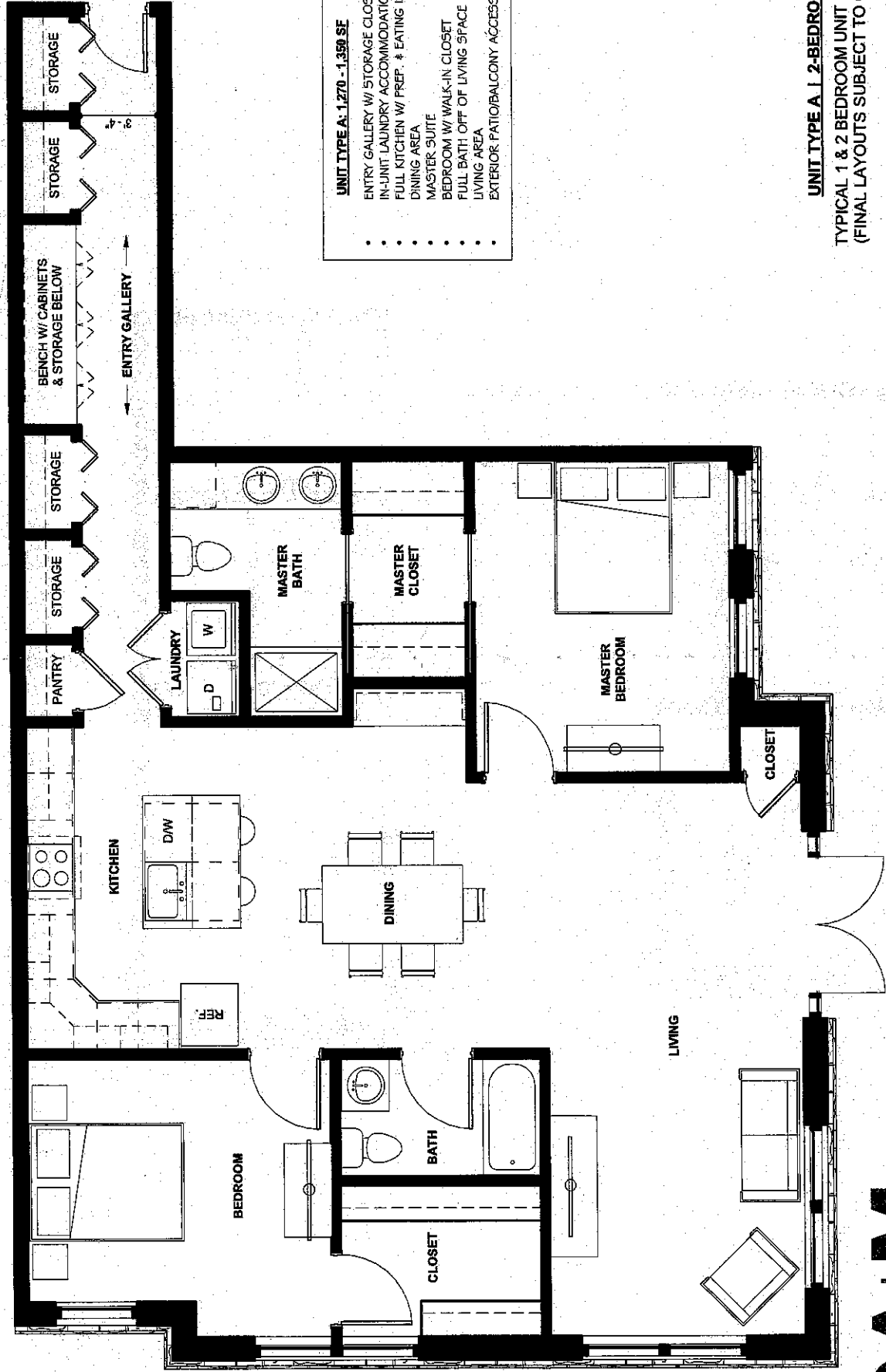


2nd/3rd FLOOR UNIT COUNT
(19) 2 BEDROOM UNITS
(8) 1 BEDROOM UNITS
27 TOTAL UNITS (ea. floor)
(BUILDING B: 78 TOTAL UNITS)

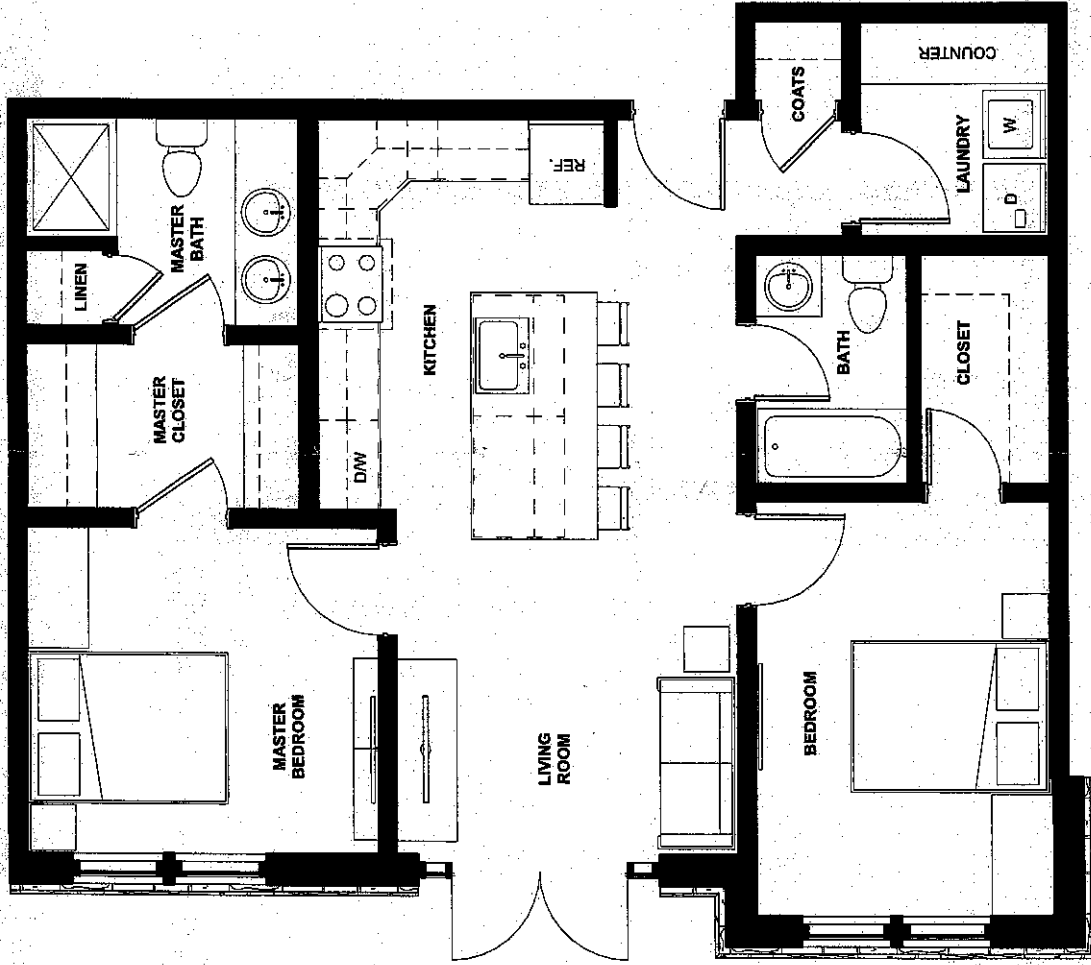
\* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS  
WILL BE BASED ON MARKET DEMAND AND  
DEVELOPED IN ACCORDANCE WITH CURRENT  
UNIT TYPE CRITERIA.

## SECOND & THIRD FLOOR PLANS - BUILDING B

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD



**UNIT TYPE A | 2-BEDROOM**  
 TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS  
 (FINAL LAYOUTS SUBJECT TO CHANGE)



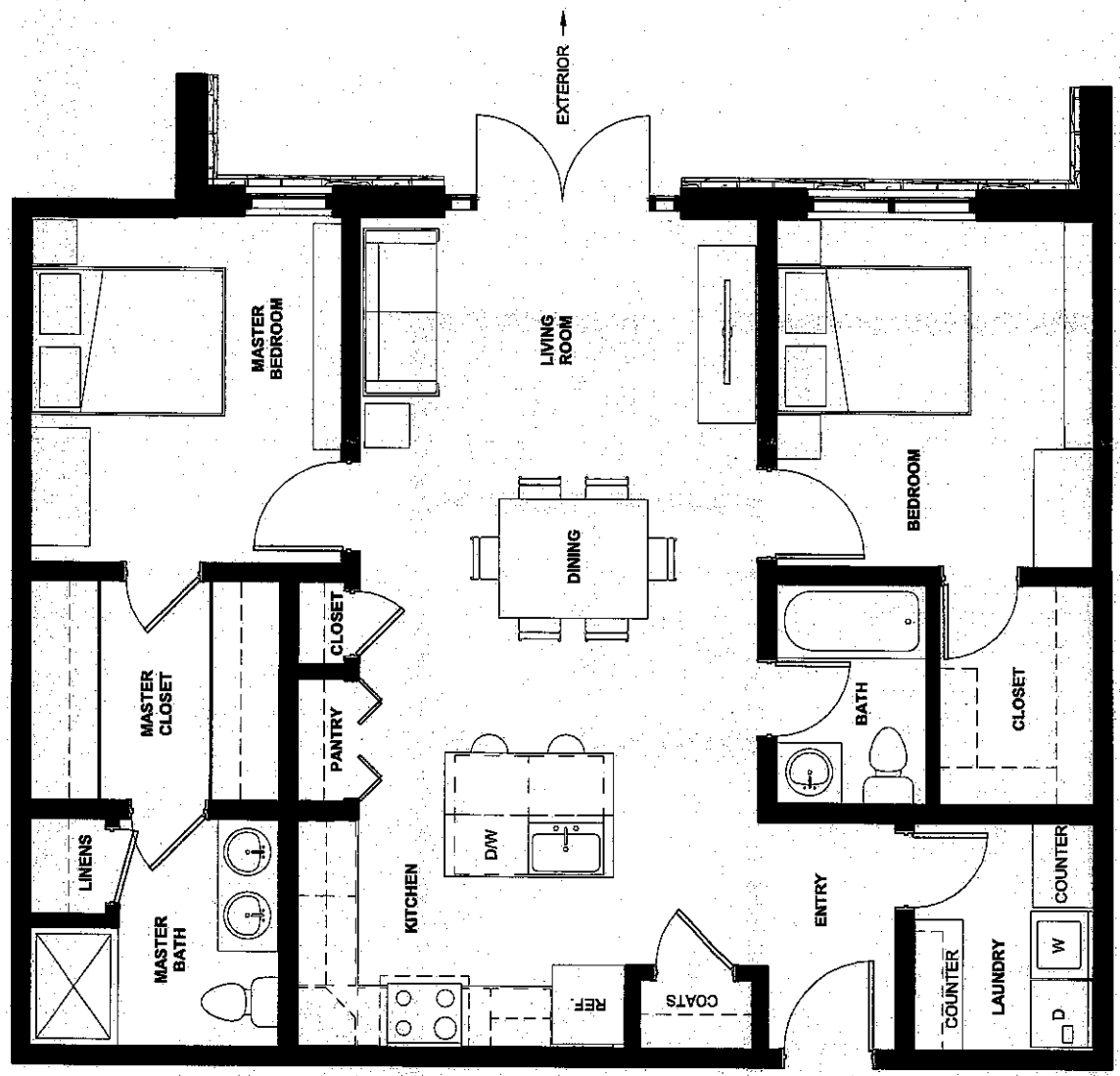
**UNIT TYPE B | 790 - 890 SF**

LAUNDRY / STORAGE ROOM  
KITCHEN W/ DINING ISLAND  
MASTER SUITE  
BEDROOM W/ WALK-IN CLOSET  
FULL BATH OFF OF LIVING SPACE  
LIVING AREA  
EXTERIOR PATIO/BALCONY ACCESS

**UNIT TYPE B | 2-BEDROOM**

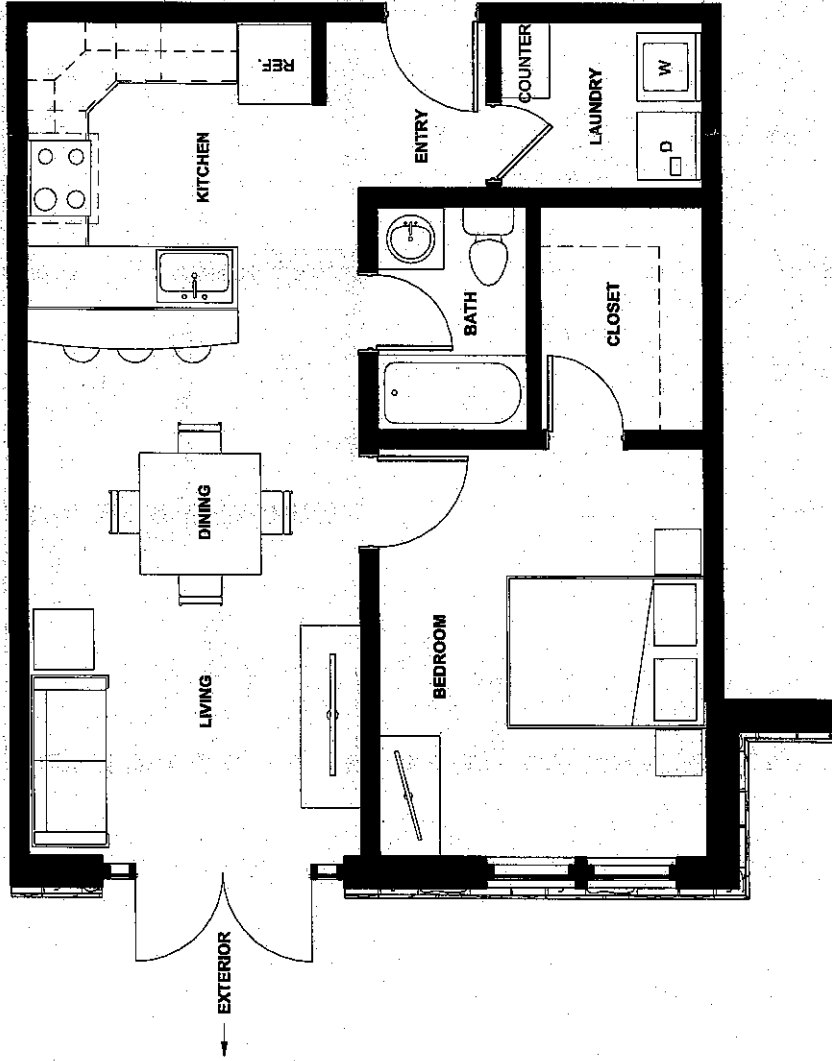
TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS  
(FINAL LAYOUTS SUBJECT TO CHANGE)

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD



- UNIT TYPE C: 980 - 1,000 SF
- LAUNDRY / STORAGE ROOM
- KITCHEN W/ PREP & EATING ISLAND
- DINING AREA
- MASTER SUITE
- BEDROOM W/ WALK-IN CLOSET
- FULL BATH OFF OF LIVING SPACE
- LIVING AREA
- EXTERIOR PATIO/BALCONY ACCESS

**UNIT TYPE C | 2-BEDROOM**  
TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS  
(FINAL LAYOUTS SUBJECT TO CHANGE)



**UNIT TYPE D: 645 - 675 SF**

- LAUNDRY / STORAGE ROOM
- KITCHEN W/ DINING PENINSULA
- DINING AREA
- BEDROOM W/ WALK-IN CLOSET
- FULL BATH OFF OF LIVING SPACE
- LIVING AREA
- EXTERIOR PATIO/BALCONY ACCESS

**UNIT TYPE D | 1-BEDROOM**

TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS  
(FINAL LAYOUTS SUBJECT TO CHANGE)

received  
2/20/18



## REALTY CONCEPTS INC

*Counselors- Investment Managers- Appraisers*

2514 Boston Post Road, Unit 9C • Guilford, CT 06437 • t (203) 453-1117 • f (203) 458-2689 • stang@realtyconcepts.net

February 20, 2018

Atty. Dominick J. Thomas  
315 Main Street  
Derby, CT 0418

RE: Quarry Walk  
Proposed Residential Apartments  
300 Oxford Road (CT RT 67)  
Oxford, CT

Dear Attorney Thomas:

At your request and authorization, I have prepared a comparative analysis for the 2014 fiscal impact analysis originally submitted with current tax mill rate and current cost to educate a child in Oxford, CT. In addition, I have developed a 2014 vs. 2017 comparative Impact Analysis as requested. Finally, a current Quarry Walk Fiscal Impact reflecting more retail/office square footage and proposed 150 unit residential complex.

***This is a general consulting report and is not a consulting appraisal report or appraisal report as defined under the Uniform Standards of Professional Appraisal Practice (USPAP).*** The date of this analysis is January 31, 2018.

Please find the above referenced analysis on the following pages.

Respectfully:

Stanley A. Gniazdowski, CRE, CCIM  
Consultant

## 2014 Original Fiscal Impact as Presented vs. Original Data with current Mill Rate and Education Cost

2



# **Residential Only** **2014 Fiscal Impact Analysis vs. 2017 Fiscal Impact Analysis with 2017 Mill Rate & Education Cost**

2014 Report-April		Residential Component-Condos		2017 Taxes & Ed Cost		Residential Component-Condos	
Real Property	Market Rate	Price/Unit	Revenue	Real Property	Market Rate	Price/Unit	Revenue
Units				Units			
0	1 BR			0	1 BR		
75	2 BR Garden	\$240,000	\$18,000,000	75	2 BR Garden	\$240,000	\$18,000,000
75	2 BR TH	\$320,000	\$24,000,000	75	2 BR TH	\$320,000	\$24,000,000
0	3 BR	\$0	\$0	0	3 BR	\$0	\$0
150	Total	Total Est. Value	\$42,000,000	150	Total	Total Est. Value	\$42,000,000
70% Assessment		\$29,400,000		70% Assessment		\$29,400,000	
Times Mill Rate (2012)		0.02475		Times Mill Rate (2012)		0.02221	
Total Real Estate Taxes			\$727,650	Total Real Estate Taxes			\$652,974
Personal Property				Personal Property			
Residential Units	150			Residential Units	150		
Cars/Unit	1.5			Cars/Unit	1.5		
Total Autos	225			Total Autos	225		
Est. Avg. Value	\$10,000			Est. Avg. Value	\$10,000		
Total Value	\$2,250,000			Total Value	\$2,250,000		
70% Assessment	\$1,575,000			70% Assessment	\$1,575,000		
Times Mill Rate (2012)	0.02475			Times Mill Rate (2012)	0.02221		
Total Pers Property Tax			\$38,984	Total Pers Property Tax			\$34,984
			\$766,631				\$687,955
Municipal Expenses				Municipal Expenses			
School Children				School Children			
Units	Factor	SAC		Units	Factor	SAC	
1 BR	0	0.2	0	1 BR	0	0.2	0
2 BR	150	0.2	30	2 BR	150	0.2	30
3 BR	0	0.65	0	3 BR	0	0.65	0
Total	150		30	Total	150		30
Rounded Total			30	Rounded Total			30
Cost/Child+2.5%			\$12,091	Cost/Child			\$13,163
Total Ed Cost			\$362,730	Total Ed Cost			\$394,890
Fire			\$0	Fire			\$0
Police			\$30,978	Police			\$30,978
Ambulance			\$5,000	Ambulance			\$5,000
Public Works			\$0	Public Works			\$0
Elderly Services			\$5,112	Elderly Services			\$5,112
Public Activities			\$12,409	Public Activities			\$12,409
Total Cost			(\$416,229)	Total Cost			(\$448,389)
Net Cost/Revenue To Town			\$350,402	Net Cost/Revenue To Town			\$239,566

# Current Estimated Residential & Retail/Office Fiscal Impact

Proposed Residential Component				Retail Component as of 12/31/2017			
Real Property Unit	Market Rate	Revenue					
150							
Sq/Ft 2 BR Units							
190,000	\$150	\$28,500,000					
		Total Est. Value					
			\$28,500,000				
70% Assessment	\$19,950,000						
Times Mill Rate(2012)	0.02221						
Total Real Estate Taxes			\$443,089.50				
Personal Property							
Residential Units	150						
Cars/Unit	1.5						
Total Autos	225						
Est. Avg. Value	\$10,000						
Total Value	\$2,250,000						
70% Assessment	\$1,575,000						
Times Mill Rate(2012)	0.02221						
Total Pers Property Tax			\$34,981				
			\$478,070				
Municipal Expenses							
School Children							
Units	Factor	SAC					
1 BR	0	0.06	0				
2 BR	150	0.11	16.5				
3 BR	0	0.65	0				
Total	150		16.5				
Rounded Total			17				
Cost/Child+2.5%			\$13,163				
Total Ed Cost			\$223,771				
Fire			\$0				
Police			\$48,663				
Ambulance			\$5,000				
Public Works			\$0				
Elderly Services			\$6,410				
Public Activities			\$8,105				
Total Cost			(\$291,949)				
Net Cost/Revenue			\$186,121				
To Town							
Combined REVENUE /LOSS to Town:			\$710,557				