

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, June 16, 2020
7:30 PM - Online/Remote Meeting

The Planning & Zoning Commission will meet remotely on Tuesday, June 16, 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:

Option #1: Join with Google Meet
Meeting ID - meet.google.com/kay-cihj-gsn

Option #2: Join by Phone:
Phone Number - (US)+1 929-329-2588
PIN: 264 649 896#

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. SEATING OF ALTERNATES**
- V. PUBLIC HEARINGS**

A. Recessed Public Hearings:

The following Public Hearings are recessed to Tuesday, June 16, 2020 at 7:30 PM.

1. **Z-20-010 [RESA] – 403/407/411 Roosevelt Drive – New Haven Rowing Club**
Owner: New Haven Rowing Club, Inc. – **Applicant:** Stuart Lathers Associates, LLC
(Special Exception, Article 5, Section 5.3.1 - Non-Commercial Recreational Use)
2. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.**
Applicant: Matthey Mihaly, 111 Booth Hill Road, Trumbull, CT
(Re-subdivision of Lot #2)

- a. Letter dated May 21, 2020, from Conservation Commission/Inland Wetlands Agency
- b. Letter dated May 21, 2020, from Conservation Commission/Inland Wetlands Agency
- c. Written Correspondence from Thomas F. Collins – 286 Chestnut Tree Hill Road

B. New Public Hearings – NONE

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda

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

C. Correspondence

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

1. **Z-20-031 [IND] - 10 Fox Hollow Road, aka Lot 5 Fox Hollow Road - Owner: York Machinery South Inc., 160 Warren Avenue, Westbrook, ME - Applicant: Chadwick-Baross, Inc., 10 Fox Hollow Road (Special Exception/Public Hearing Waiver Request) (Change of Use)**
 - a. Letter dated June 4, 2020 from Kevin Condon, Town Counsel.
2. **Z-20-035A [COMM] - 248 Oxford Road - Owner: T & J Realty, 3333 Main Street, Stratford - Applicant: The Boar's Nest/Ox Axe Co., LLC (Special Exception - Article 7, Section 7.3.16 - Sale of Alcoholic Beverages)**
3. **Z-20-033 [IND] - Lot 1R Pheasant Run Road - Owner & Applicant: 589 Investments, LLC, P.O. Box 506, Oxford, CT (Excavation - 13, 320 cubic yards of material)**

E. Old Business – Other Matters

1. **21-23 Nichols Road – TPB Contractors, LLC and T&C Partners, LLC**
Application for Site Plan and Special Exception - Consideration of Proposed Settlement of Appeal Pursuant to Practice Book Sec. 14-7B (j) - TPB Contractors, LLC v. Planning & Zoning Commission of the Town of Oxford, Docket No. AAN CV 18 6029419 S

Note: Materials related to the proposed settlement are on file in the zoning office.

F. New Business – Schedule a Public Hearing – NONE

G. New Business

H. Zoning Enforcement

1. 317 Riggs Street - Vehicles - Cease & Desist
2. 27 Silano Drive - Vehicles - Cease & Desist
3. 2 Bower's Hill Road
4. 47 East Street
5. 95 Good Hill Road – Cease & Desist

I. Municipal Planner

J. Minutes

- a. May 19, 2020 – Regular Meeting Minutes
- b. June 2, 2020 – Regular Meeting Minutes

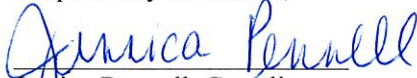
K. Invoices - NONE

L. Other Business

- 1. **Bond Release Request – Z-07-061 & Z-08-040** – Pilot’s Mall, LLC – Technology Park – Airport Access Road & Donovan Road.
 - a. Correspondence from Jim Galligan, P&Z Engineer
- 2. Sign Letter – List of Organization/Departments/Committees.
- 3. Any other business the Commission deems necessary for discussion.

M. Adjournment

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

20 JUN -9 PM 3:19
TOWN OF OXFORD, CT
Angela A. West
TOWN CLERK



TOWN OF OXFORD
 S.B. Church Memorial Town Hall
 486 Oxford Road, Oxford, Connecticut 06478-1298
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Planning and Zoning Commission

Z#: <u>2-20-010</u>
Date Received: <u>1-30-2020</u>
Date Accepted: <u>2/4/20</u>

*** 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: _____ |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> Special Exception | S/E (Include Article & Section No.): _____ |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Map/Text Amendment | (Include Article & Section No.): _____ |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project Title (Subdivision/Resubdivision): New Haven Rowing Club, Inc.

2) **PROPERTY LOCATION:**

Street Address: 403-407-411 Roosevelt Drive

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:

Map: 10 Block: 52 Lot: 52 Unit: _____

Zoning District: *(Check One)* Special Exceptions granted in 1991 and 2003 for Non-commercial Recreational Use.

- | | | | |
|---|------------------------------------|------------------------------|---|
| <input checked="" 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 checked="" type="checkbox"/> Private Wells |
| <input checked="" 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:** Applicant is the Architect - See agent letter attached

Address: _____
 Town: _____ State: _____ Zip Code: _____
 Phone: (____) _____ Fax: (____) _____ Email: _____

4) **OWNER(s):** New Haven Rowing Club, Inc.

Address: 407 Roosevelt Drive
 Town: Oxford State: CT Zip Code: 06478
 Phone: (203) 734-0125 Fax: (____) _____ Email: _____

5) APPLICANT'S OWNERSHIP INTEREST: None - Architect is a member.

6) LAND SURVEYOR: See site Plan SP-1 for land survey REG. No: _____
Address: _____ references.
Town: _____ State: _____ Zip Code: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

7) CIVIL ENGINEER: Indigo Land Design LLC (Joseph Wren) REG. No: 21090
Address: 40 Elm Street, 2nd Floor
Town: Old Saybrook State: CT Zip Code: 06475
Phone: (860) 388-9343 Fax: (860) 391-8854 Email: jwren@indigo-land.com

8) ARCHITECT: Stuart Lathers Associates LLC REG. No: 5128
Address: 319 Peck Street
Town: New Haven State: CT Zip Code: 06513
Phone: (203) 710-0925 Fax: (____) _____ Email: design@stuartlathers.com

9) PREFERRED OR RECOMMENDED NAMES OF NEW ROADS TO BE CONSTRUCTED: _____

N/A (Check One) Private Road Town Road _____ Length of Road _____
(Subject to BOS Approval)

10) STATUS OF WETLANDS PERMIT: Approved 1/14/2020
(Please Provide a Copy)

11) ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS: N/A

12) SURETY OPTION (See Article 9 of Subdivision Regulations):
(Check the one that applies)

N/A 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.)

14) EARTH EXCAVATION:
(Check one)

Yes No
If yes, how many cubic yards of material to be removed, filled, and/or dispersed. ± 500 (net) cubic yards.

15) FLOOD ZONE:
(Check one)

Yes No If yes, what zone. AE45 & AE46

16) APPLICATION/SUPPORTING DOCUMENTS:
(Indicate Attached or Not Applicable)

_____	Project Narrative Letter	<u>TBD</u>	Fire Marshal's Review
<u>N/A</u>	Record Subdivision Plan	<u>TBD</u>	Letter from Public Water Supply
<input checked="" type="checkbox"/>	Site Development Plan	<u>TBD</u>	P.D.D.H. Approval

<u>N/A</u> Plan and Profile	<u>✓</u> Inland Wetlands Approval
<u>✓</u> Standard Construction Details	<u>TBD</u> W.P.C.A. Approval
<u>TBD</u> Connecticut Highway Department	_____ Legal Boundary Description
<u>✓</u> Engineering Department Review	<u>✓</u> Zoning and Subdivision History
<u>✓</u> Drainage Calculations	_____ Certificate from Assessor
<u>✓</u> Other: <u>Flood Storage Computations</u>	Other: _____

17) REFERRALS:

(Check the ones that apply)

- A portion of the property effected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
- A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.
- Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- Subdivision/Resubdivision includes land which abuts or is partially located in the Town of _____.
- Referral to Regional Planning Agencies is required.

If any of the above applies, the applicant is required to give written notice of his/her application to the adjoining municipality and submit a copy to P&Z. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT.**

18) APPLICATION FEES: (Additional fees may apply – See Schedule of Fees)

Application Fee is as follows:

_____ Building Lots (x) \$ _____ per lot = \$ _____
 _____ Cubic yards (x) \$100 for each 1,000 cubic yards = \$ _____

Public Hearing Fee = \$ _____

State Fee = \$ _____

Total Fee = \$ _____

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

Stuart Lathers

DATE

1-29-2020

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 See Agent Letter Attached
NAME PRINTED Rebecca Hatcher, President
Charles Gemble, Vice-President DATE _____

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
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Planning and Zoning Commission

Application #: _____
 Date: _____

STATEMENT OF USE

Article 11, Section 2

Property Address: 403-407-411 Roosevelt Drive Zone: Res-A Map: 16 Block: 52 Lot: 52

Name and Address of Owner: New Haven Rowing Club, Inc.
407 Roosevelt Drive, Oxford, CT 06478

Name and Address of Applicant: Stuart Lathers Associates LLC (Architect)
319 Peck Street, New Haven, CT 06513

Name of Proposed Business: New Haven Rowing Club, Inc.
USE: Non-commercial Recreational - See attachment

Total Square Footage: 5048 SF (proposed unheated boat storage)

Hours of Operation: see attachment

Number of Employees: see attachment

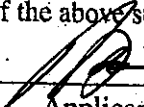
List Hazardous and/or Chemicals Material on site: We utilize a small exterior locker for storage of coaching launch fuel - no change

Provide Approval from: PDDH TBD Fire Marshal _____ Other _____

see attachment

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.


 Applicant's Signature

Stuart Lathers
Architect #5128

1-29-2020

Date

Stuart Lathers Associates LLC
ARCHITECTURE
319 Peck Street New Haven Connecticut 06513
Tel 203 787 5644

January 29, 2020

Mr. Steven S. Macary
Zoning Enforcement Official, Planning & Zoning Department
S.B. Church Memorial Town Hall
486 Oxford Road
Oxford, CT 06478-1298

re: New Haven Rowing Club Planning & Zoning Application (February 2020)
403-407-411 Roosevelt Drive

Attachment to Statement of Use

Our combined properties will be used for non-commercial recreational activities, principally the storage of rowing shells and parking.

The Town of Oxford has approved Special Exceptions for the New Haven Rowing Club previously, in 1991 for the construction of the existing boathouse (407 Roosevelt Drive), and also in 2003, to extend this non-commercial recreational status to the adjacent parcels (403 and 411 Roosevelt Drive).

The proposed unheated storage building will allow us to move shells presently stored outside to a more protected interior location. The proposed storage structure will be FEMA compliant (utilizing resistant materials, protected mechanicals, and flood venting). The proposed structure will replace two existing non-compliant buildings, which are to be demolished.

Hours of Use:

5:00am to 9:00am Monday to Saturday (March through November) (Sunday hours are reduced).

3:00pm to 5:30pm Monday to Friday (March through November).

In warmer winter periods, small groups of senior members may use the facility 7:00am to 10:00am.

Number of Employees:

(+/-) Two part-time coaching staff.

All other positions / roles / leadership are filled by the membership, serving as volunteers.

Exterior Lighting:

No exterior lighting is proposed for the parking area. The covered entrance areas (facing Roosevelt Drive) will have recessed ceiling-mounted down-lighting (IDA compliant). The façade facing the river will have (4) wall-mounted fixtures adjacent to the bay doors. These fixtures will be specified to be IDA compliant.



Stuart Lathers, Architect (CT Architect License #5128)
Stuart Lathers Associates LLC Architecture
319 Peck Street
New Haven, CT 06513
Mobile: (203) 710-0925
Email: design@stuartlathers.com

***New Haven Rowing Club
407 Roosevelt Drive
Oxford, CT 06478***



January 29, 2020

Mr. Steven S. Macary
Zoning Enforcement Official, Planning & Zoning Department
S.B. Church Memorial Town Hall
486 Oxford Road
Oxford, CT 06478-1298

re: New Haven Rowing Club Planning & Zoning Application (February 2020)
403 Roosevelt Drive
Agent Appointments

Dear Mr. Macary,

This letter will serve to advise your office that we have appointed Stuart Lathers, Architect, and Joseph Wren, Professional Engineer, as our agents for the local land use agency applications for our upcoming project, as noted above. Contact information for Messrs. Lathers and Wren is as follows:

Stuart Lathers, Architect (CT Architect License #5128)
Stuart Lathers Associates LLC Architecture
319 Peck Street
New Haven, CT 06513
Mobile: (203) 710-0925
Email: design@stuartlathers.com

Joseph Wren, P.E. (CT Professional Engineer License #21090)
Indigo Land Design, LLC
40 Elm Street, 2nd Floor
Old Saybrook, CT 06475
Mobile: (860) 202-0693
Email: jwren@indigo-land.com

If you have questions or need additional information, please contact us at (203) 734-0125.

Sincerely,

Handwritten signature of Rebecca Hatcher in cursive.

Rebecca Hatcher
President, New Haven Rowing Club, Inc.

Handwritten signature of Charles Gamble in cursive.

Charles Gamble
Vice President, New Haven Rowing Club, Inc.

CINCINNATI OH 45999-0038

In reply refer to: 024825492
Apr. 06, 2018 LTR 4168C 0
06-1011760 000000 00

0001506
BODC: TE

NEW HAVEN ROWING CLUB INC
407 ROOSEVELT DR
OXFORD CT 06478

**New Haven Rowing Club
403-407-411 Roosevelt Drive
Oxford, CT 06478**

**Oxford Planning & Zoning
Application February 2020**

**Internal Revenue Service
Correspondence (2018)
Confirming Federal Non-Profit
501(c)(3) Status**

Employer ID Number: 06-1011760
Form 990 required: YES

Dear Taxpayer:

This is in response to your request dated Mar. 28, 2018, regarding your tax-exempt status.

We issued you a determination letter in July 1986, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

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
www.Oxford-CT.gov



APPLICANT ACKNOWLEDGEMENT FORM (AAF)

I, Stuart Lathurs, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # Z-20-010, including, but not limited to:

Applicant acknowledges that failure to comply with Oxford Planning and Zoning regulations may lead to delays, additional fees, and/or other penalties related to the application. Applicant acknowledges receiving a copy of completed Form AAF.

BEFORE SIGNING, APPLICANTS PLEASE NOTE:

- i. if an individual, that the signer is the applicant; or
- ii. if an entity (e.g. corporation, llc, partnership, trust, association) that he or she is legally authorized to sign on behalf

Applicant Name (please print)

Applicant Signature

Stuart Lathurs

[Signature]

Date: 1-30-2020

Witness Name

Witness Signature

STEVEN S. MACARY

[Signature]

Date: 1/30/2020



TOWN OF OXFORD

S.B. Church Memorial Town Hall
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www.Oxford-CT.gov



Oxford Conservation Commission / Inland Wetlands Agency

January 16, 2020

Indigo Land Design, P.E.
40 Elm Street, 2nd floor
Old Saybrook, CT. 06475

Re: Disposition of Application # (IW 19-123)

Dear Mr. Wren,

At its **Regular Meeting** on Tuesday, January 14, 2020 the Oxford Conservation Commission/Inland Wetlands Agency made the following decision on your application: **(IW 19-123) New Haven Rowing Club, Inc.**, 403, 407, 411 Roosevelt Drive

MOTION made by **Commissioner Bill Richter** and seconded by **Commissioner Joe Lanier** to approve with conditions **(IW 19-123) New Haven Rowing Club, Inc.**, 403, 407, 411 Roosevelt Drive, total 1.29 acres, Proposed Boat Storage Building, (403) gravel parking area, "Thru flow deck" & assoc improvements. Conditions are applicant would adhere to any minor details requested by the town engineer and applicant is responsible for the invoice from the town engineer. Mandatory notice of commencement of activities. All in favor **5-0**.

PERMIT EXPIRES: January 14, 2025

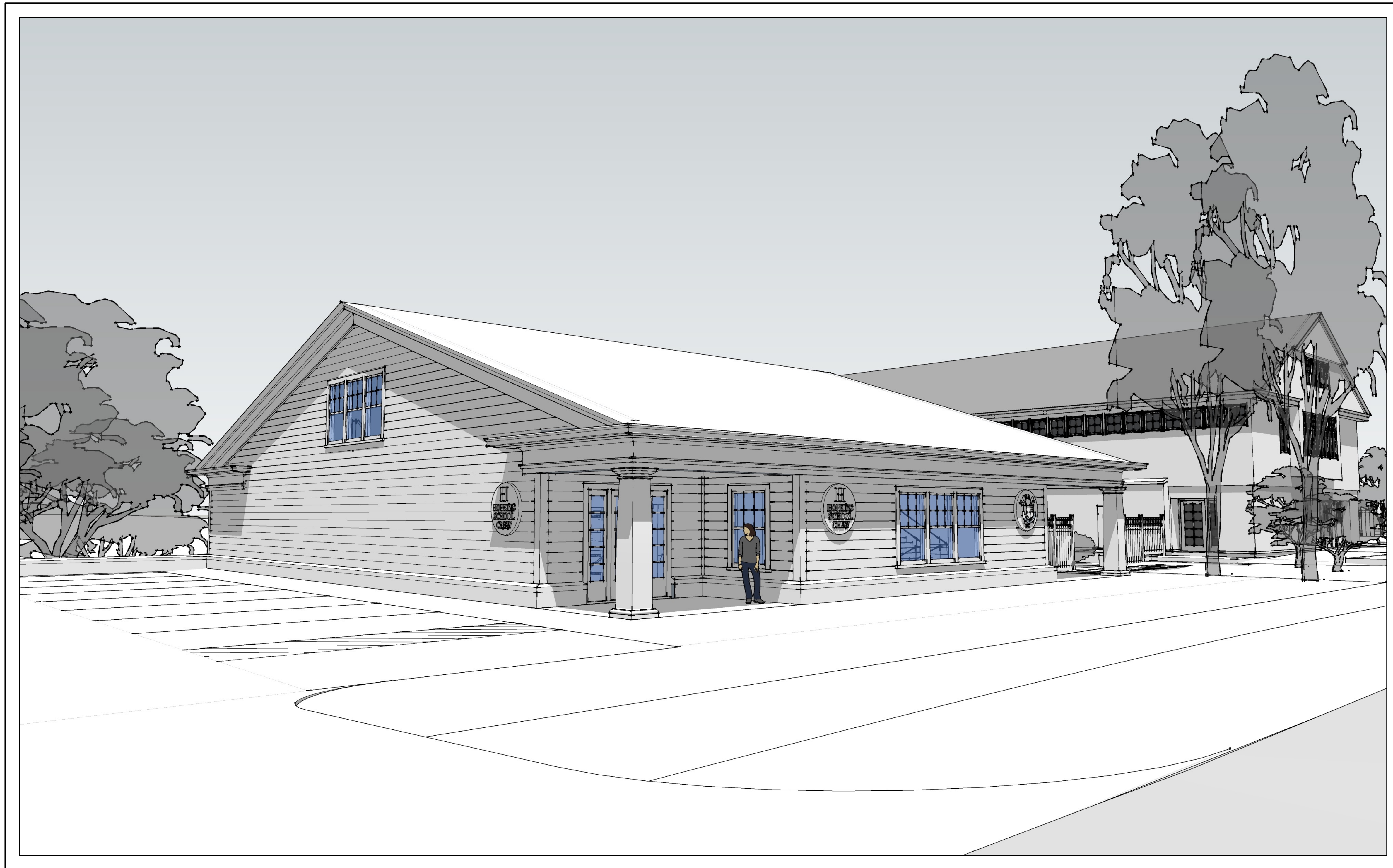
Permit duration is five (5) years. Additional extension must be requested prior to expiration.

Attached please find a copy of the application and if you have any questions please call me at the office at **(203) 828-6507**.

By Direction of the Commission,


Denise Randall
Administrative Secretary

OCCIWA/dr

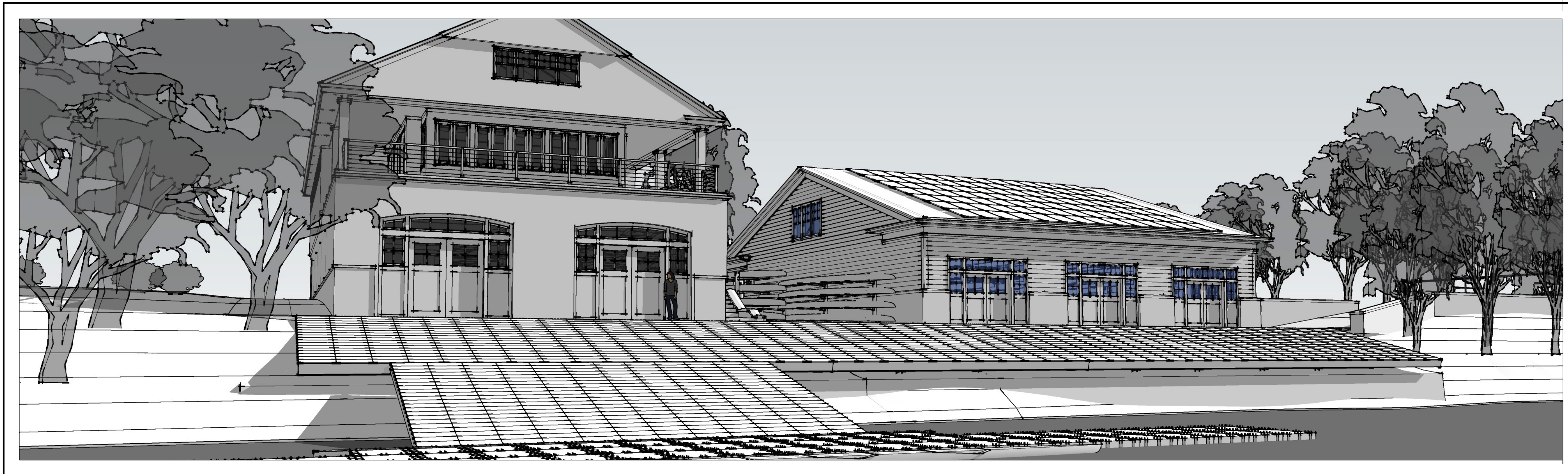


NEW HAVEN ROWING CLUB, INC., NEW BOAT STORAGE BUILDING

403-407-411 ROOSEVELT DRIVE OXFORD, CONNECTICUT 06478

FEBRUARY 2020

STUART LATHERS ASSOCIATES LLC ARCHITECTURE
319 PECK STREET, NEW HAVEN CONNECTICUT 06513
www.stuartlathers.com



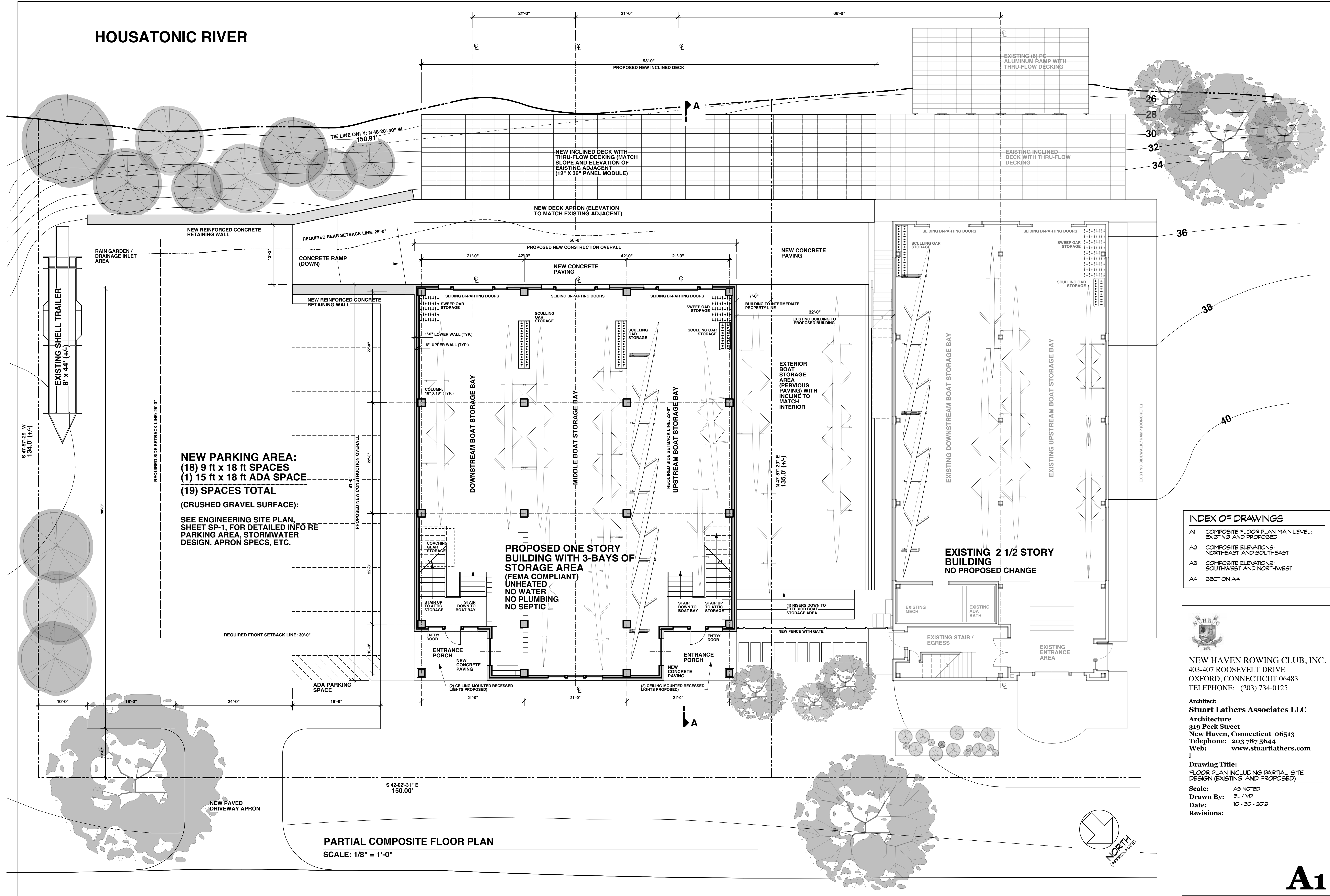
NEW HAVEN ROWING CLUB, INC., NEW BOAT STORAGE BUILDING

403-407-411 ROOSEVELT DRIVE OXFORD, CONNECTICUT 06478

FEBRUARY 2020

STUART LATHERS ASSOCIATES LLC ARCHITECTURE
319 PECK STREET, NEW HAVEN CONNECTICUT 06513
www.stuartlathers.com

HOUSATONIC RIVER



NEW PARKING AREA:
(18) 9 ft x 18 ft SPACES
(1) 15 ft x 18 ft ADA SPACE
(19) SPACES TOTAL
(CRUSHED GRAVEL SURFACE):
 SEE ENGINEERING SITE PLAN,
 SHEET SP-1, FOR DETAILED INFO RE
 PARKING AREA, STORMWATER
 DESIGN, APRON SPECS, ETC.

**PROPOSED ONE STORY
 BUILDING WITH 3-BAYS OF
 STORAGE AREA**
(FEMA COMPLIANT)
UNHEATED
NO WATER
NO PLUMBING
NO SEPTIC

**EXISTING 2 1/2 STORY
 BUILDING**
NO PROPOSED CHANGE

INDEX OF DRAWINGS

A1	COMPOSITE FLOOR PLAN MAIN LEVEL: EXISTING AND PROPOSED
A2	COMPOSITE ELEVATIONS: NORTHEAST AND SOUTHEAST
A3	COMPOSITE ELEVATIONS: SOUTHWEST AND NORTHWEST
A4	SECTION AA


NEW HAVEN ROWING CLUB, INC.
 403-407 ROOSEVELT DRIVE
 OXFORD, CONNECTICUT 06483
 TELEPHONE: (203) 734-0125

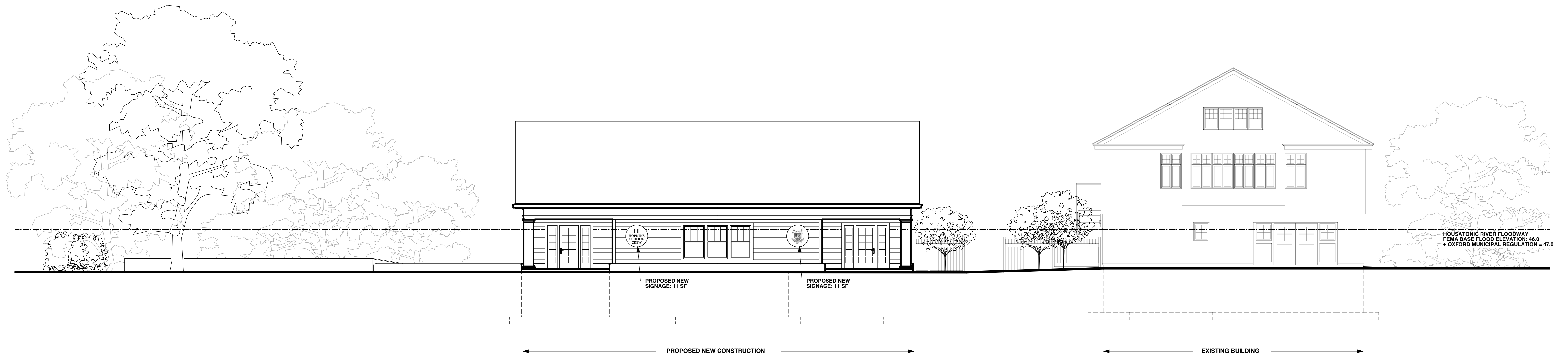
Architect:
Stuart Lathers Associates LLC
 Architecture
 319 Peck Street
 New Haven, Connecticut 06513
 Telephone: 203 787 5644
 Web: www.stuartlathers.com

Drawing Title:
 FLOOR PLAN INCLUDING PARTIAL SITE
 DESIGN (EXISTING AND PROPOSED)

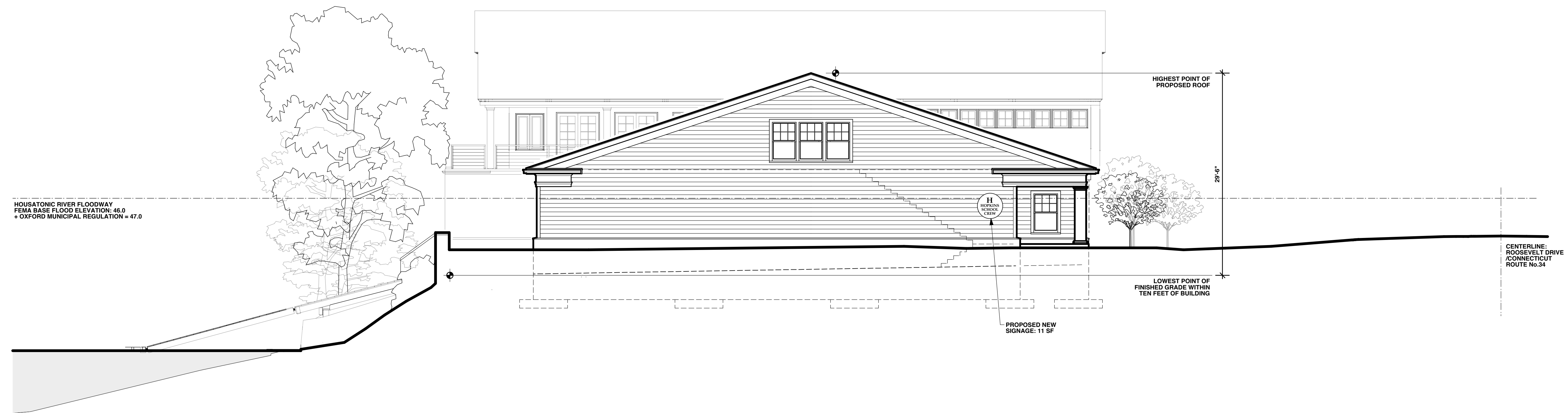
Scale: AS NOTED
Drawn By: BL / VPD
Date: 10 - 30 - 2019
Revisions:

PARTIAL COMPOSITE FLOOR PLAN
 SCALE: 1/8" = 1'-0"





COMPOSITE NORTHEAST ELEVATION: (ROOSEVELT DRIVE FACADES)
SCALE: 1/8" = 1'-0"



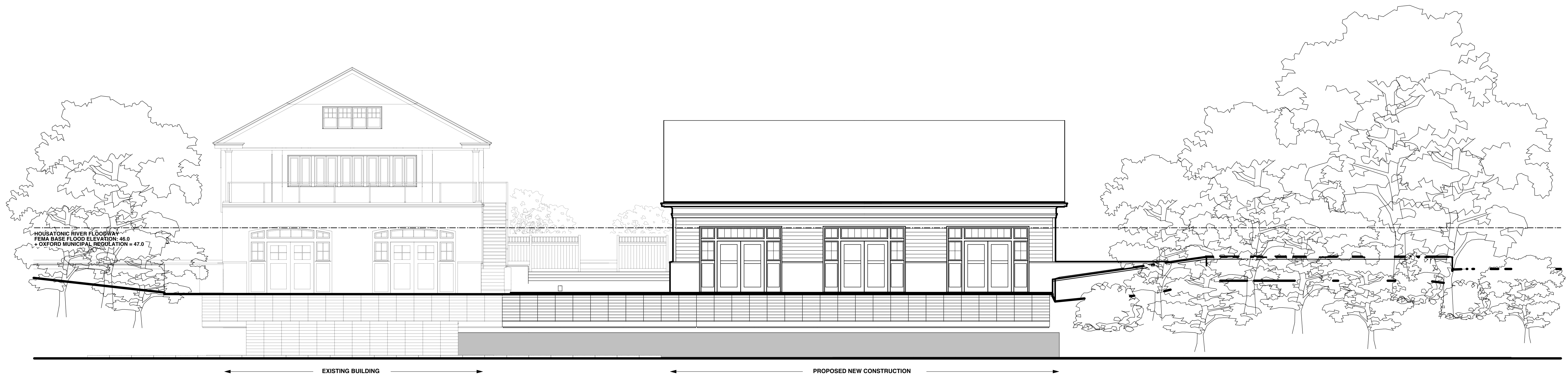
COMPOSITE SOUTHEAST ELEVATION (PROPOSED BUILDING IN FOREGROUND)
SCALE: 1/8" = 1'-0"


NEW HAVEN ROWING CLUB, INC.
 403-407 ROOSEVELT DRIVE
 OXFORD, CONNECTICUT 06483
 TELEPHONE: (203) 734-0125

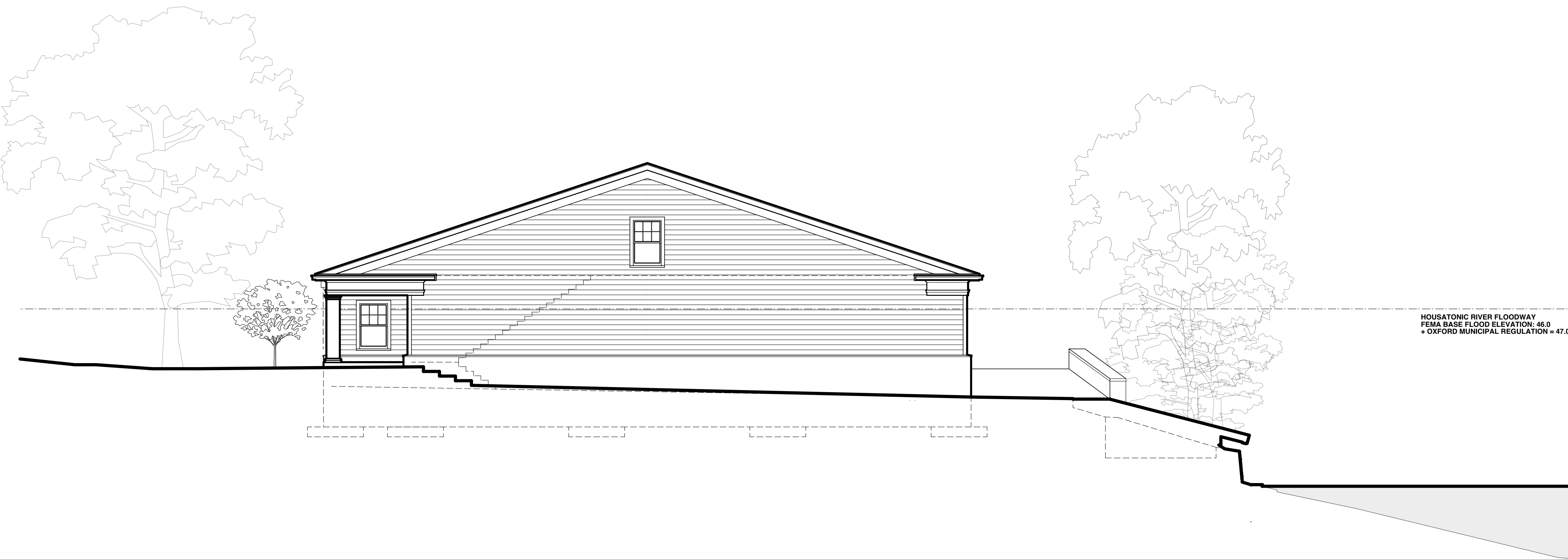
Architect:
Stuart Lathers Associates LLC
 Architecture
 319 Peck Street
 New Haven, Connecticut 06513
 Telephone: 203 787 5644
 Web: www.stuartlathers.com

Drawing Title:
 COMPOSITE
 ELEVATIONS

Scale: AS NOTED
Drawn By: SL / VD
Date: 10 - 30 - 2019
Revisions:



COMPOSITE SOUTHWEST ELEVATION: (HOUSATONIC RIVER FACADES)
SCALE: 1/8" = 1'-0"



COMPOSITE NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

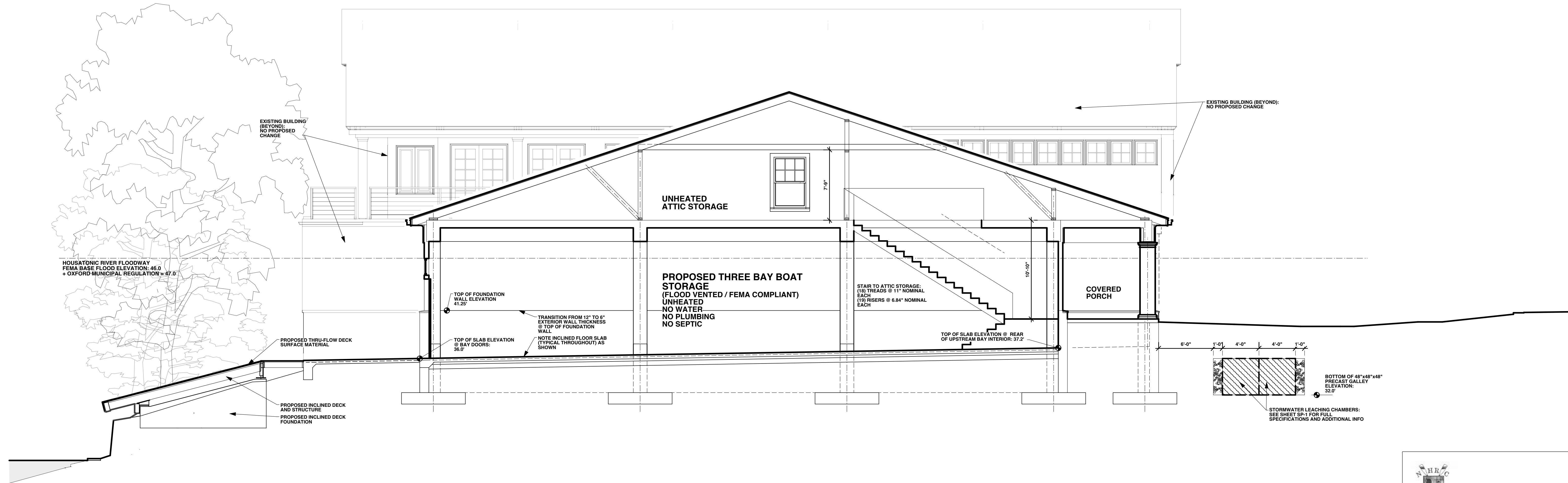


NEW HAVEN ROWING CLUB, INC.
403-407 ROOSEVELT DRIVE
OXFORD, CONNECTICUT 06483
TELEPHONE: (203) 734-0125

Architect:
Stuart Lathers Associates LLC
Architecture
319 Peck Street
New Haven, Connecticut 06513
Telephone: 203 787 5644
Web: www.stuartlathers.com

Drawing Title:
COMPOSITE
ELEVATIONS

Scale: AS NOTED
Drawn By: SL / VD
Date: 10 - 30 - 2019
Revisions:



SECTION AA
SCALE: 3/16" = 1'-0"



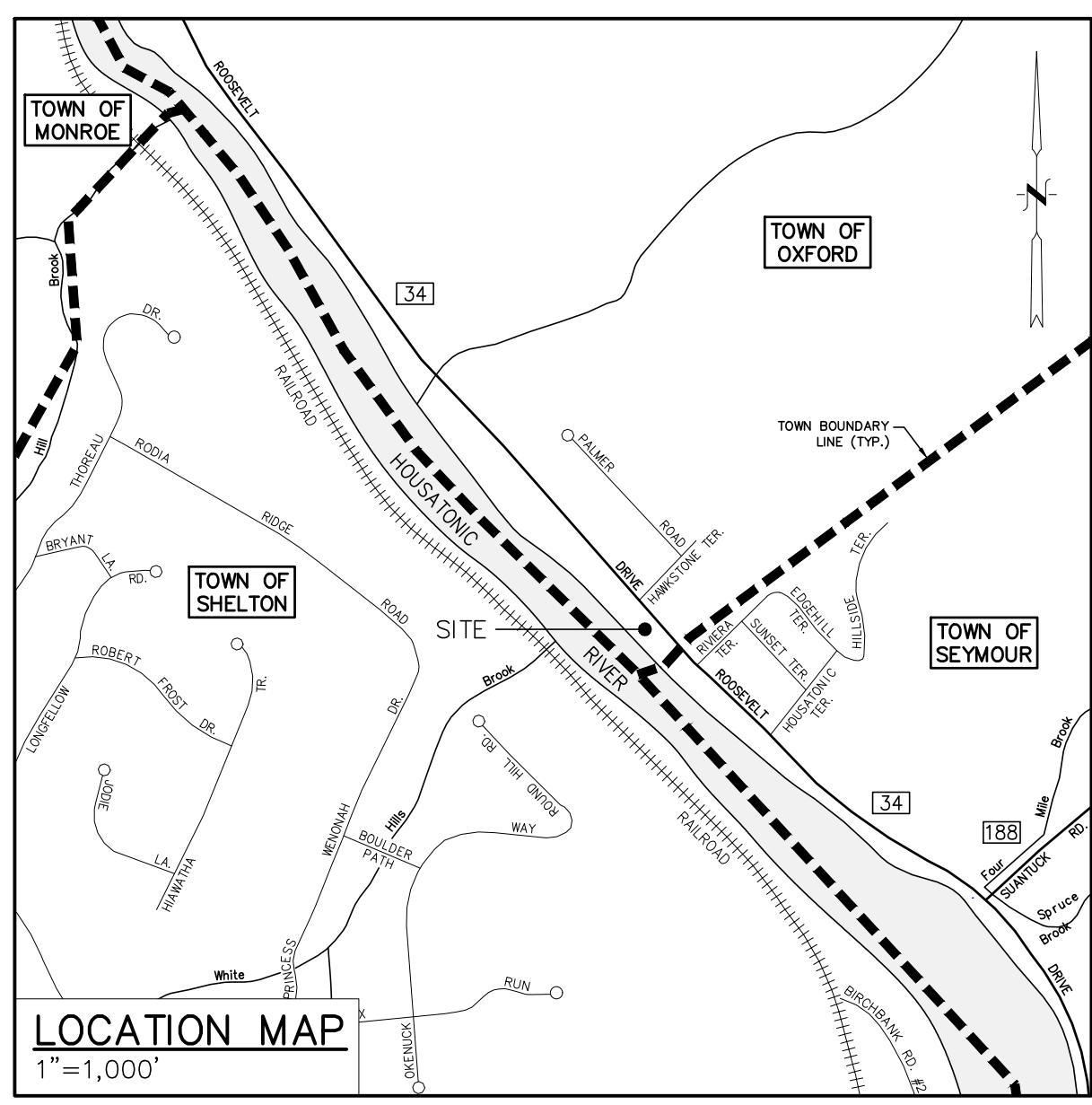
NEW HAVEN ROWING CLUB, INC.
403-407 ROOSEVELT DRIVE
OXFORD, CONNECTICUT 06483
TELEPHONE: (203) 734-0125

Architect:
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Architecture
319 Peck Street
New Haven, Connecticut 06513
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Drawing Title:
SECTION AA

Scale: AS NOTED
Drawn By: SL / VD
Date: 10 - 30 - 2019
Revisions: 1 - 13 - 2020 (STORMWATER LEACHING CHAMBERS ADDED)

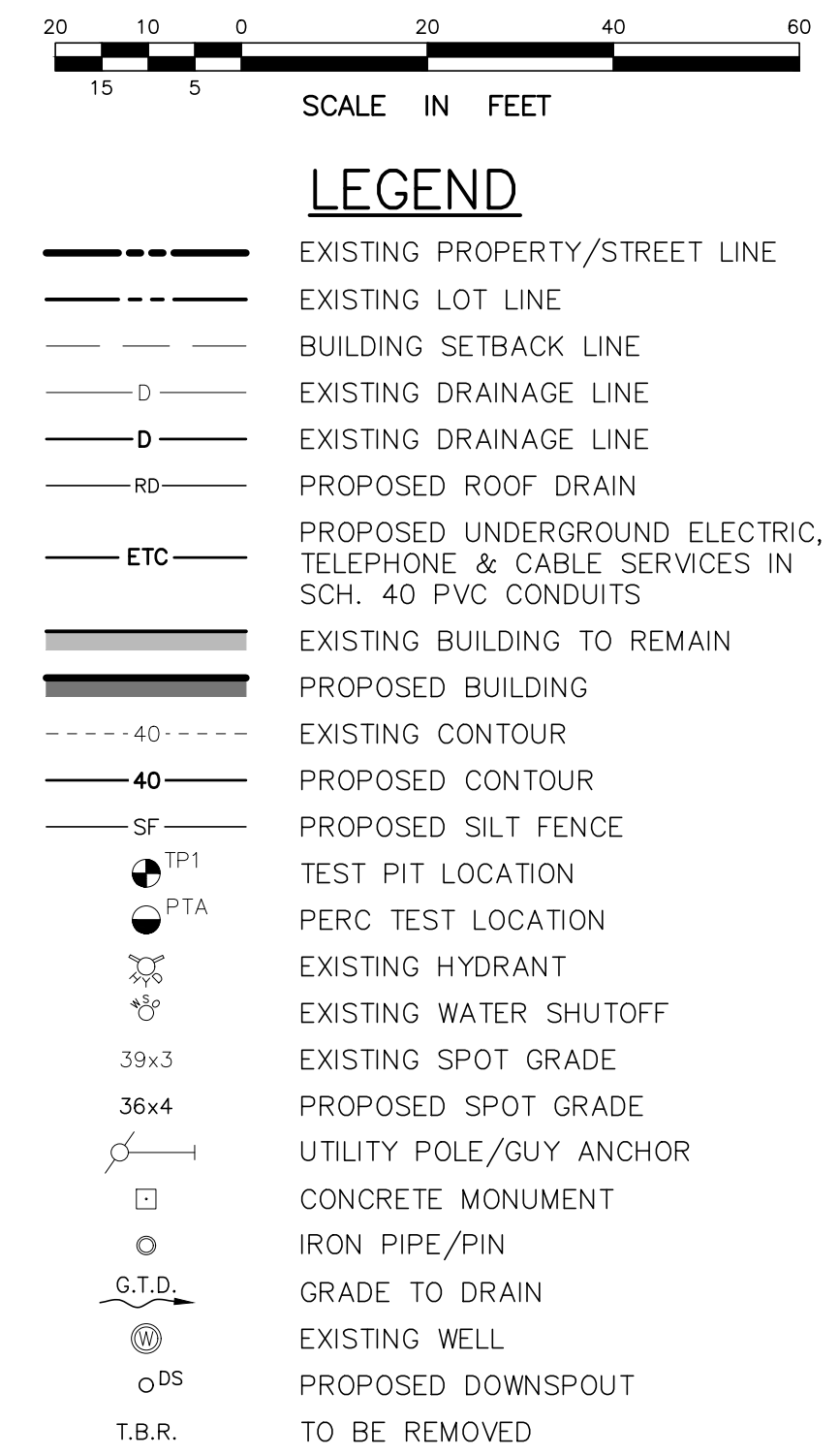
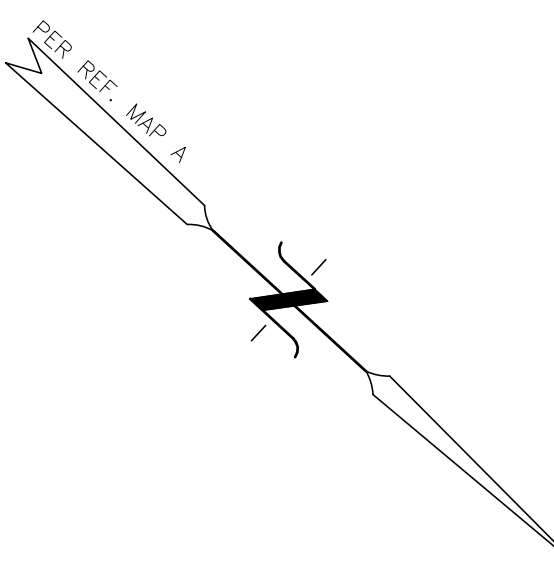
A4



COMPENSATORY FLOOD STORAGE CALCULATIONS		
ITEM	ADDED VOLUME (1) (CUBIC YARDS)	REMOVED VOLUME (2) (CUBIC YARDS)
EXISTING GARAGE (3)	---	205
EXISTING HOUSE (3)	---	190
PROPOSED BOATHOUSE (4)	---	510
PROPOSED DECKING (5)	25	---
PROPOSED PARKING LOT (6)	220	---
PROPOSED AREA BETWEEN BOATHOUSES	---	185
PROPOSED REAR GARDEN	---	30
TOTAL VOLUME	(-) 245	(+) 1,120
NET STORAGE CAPACITY	(+) 875 C.Y. (23,625± C.F. OR 176,715± GALLONS)	

- (1) 'ADDED VOLUME' MEANS ADDED PROPOSED FILL OR BUILDING/STRUCTURE VOLUME, WHICH RESULTS IN A REDUCTION OF FLOODPLAIN FLOOD STORAGE CAPACITY.
- (2) 'REMOVED VOLUME' MEANS REMOVED FILL OR BUILDING/STRUCTURE VOLUME, WHICH RESULTS IN AN INCREASE OF FLOODPLAIN FLOOD STORAGE CAPACITY.
- (3) THE EXISTING GARAGE AND HOUSE DO NOT HAVE FLOOD VENTS AND FLOODWATERS CANNOT PASS THROUGH THESE BUILDINGS.
- (4) THE PROPOSED BOATHOUSE WILL HAVE FLOOD VENTS AND WILL ALLOW FLOODWATERS TO PASS THROUGH. BASED ON THE ARCHITECTURAL DRAWINGS, IT IS ASSUMED THAT 10% OF THE BUILDING'S FLOOR AREA CONSISTS OF SOLID BUILDING MATERIAL VOLUME (I.E. WALLS, COLUMNS, ETC.).
- (5) THE PROPOSED DECK VOLUME INCLUDES THE DECKING AND DECK FRAMING AND THE RESULTANT VOLUME FROM THE DECK IS ESTIMATED TO BE 1/3 OF A CUBIC FOOT PER SQUARE FOOT.
- (6) THE PROPOSED PARKING LOT VOLUME INCLUDES THE DRIVEWAY, ASSOCIATED RETAINING WALLS AND RAMP AND REGRADING IN THE DRIVEWAY AREA.
- (7) THE NET STORAGE CAPACITY EQUALS THE TOTAL 'REMOVED VOLUME' LESS THE TOTAL 'ADDED VOLUME'. A NET POSITIVE STORAGE CAPACITY REPRESENTS AN OVERALL INCREASE OF THE FLOODPLAIN FLOOD STORAGE CAPACITY.
- (8) FEMA FLOOD ELEVATION IS BASED ON DATUM NAVD-88 PER FEMA FIRM PANEL SURVEY MAPPING APPEARS TO BE ON DATUM NGVD-29 AND THEREFORE THE VOLUMES WERE COMPUTED BY ASSUMING THE CONTOURS AND ELEVATIONS ARE APPROXIMATELY 1 FT. LESS THAN THOSE DEPICTED HEREON.

ZONING DATA TABLE			
OXFORD RESIDENTIAL A 'R-A' DISTRICT			
ITEM	REQUIRED	EXISTING (EX.)	PROPOSED (PR.)
MIN. LOT AREA	2 ACRES (1 1/2 CONTIGUOUS DRY LAND)	0.46± AC. (19,542± S.F.) (#403) (1) 0.56± AC. (24,360± S.F.) (#407) (1) 0.27± AC. (11,850± S.F.) (#411) (1)	0.46± AC. (19,542± S.F.) (NO CHANGE) (#403) (1) 0.56± AC. (24,360± S.F.) (NO CHANGE) (#407) (1) 0.27± AC. (11,850± S.F.) (NO CHANGE) (#411) (1)
MIN. FRONTAGE	200 FT.	150.00± FT. (#403) (1) 175.00± FT. (#407) (1) 80.00± FT. (#411) (1)	150.00± FT. (NO CHANGE) (#403) (1) 175.00± FT. (NO CHANGE) (#407) (1) 80.00± FT. (NO CHANGE) (#411) (1)
STREET LINE SETBACK (ROOSEVELT DRIVE)	30 FT.	28.9± FT. (EX. GARAGE, #403) (2) 29.5± FT. (EX. HOUSE, #403) (2) 18.5± FT. (EX. BOATHOUSE, #407) (2)	20.0± FT. (-8.9 FT.) (PR. BOATHOUSE, #403) 18.5± FT. (NO CHANGE) (EX. BOATHOUSE, #407) (2)
SIDE YARD SETBACK (SOUTHEAST BOUNDARY)	25 FT.	35.2± FT. (EX. GARAGE, #403) 20.3± FT. (EX. DECK, #407) (2) 24.6± FT. (EX. BOATHOUSE, #407) (2)	77.2± FT. (+42.0 FT.) (PR. BOATHOUSE, #403) 20.3± FT. (NO CHANGE) (EX. DECK, #407) (2) 24.6± FT. (NO CHANGE) (EX. BOATHOUSE, #407) (2)
SIDE YARD SETBACK (NORTHWEST BOUNDARY)	25 FT.	25.2± FT. (EX. HOUSE, #403) 105.8± FT. (EX. BOATHOUSE, #407)	6.8± FT. (-18.4 FT.) (PR. BOATHOUSE, #403) 105.8± FT. (NO CHANGE) (EX. BOATHOUSE, #407)
REAR YARD SETBACK	25 FT.	57.5± FT. (EX. BILCO, #403) 63.1± FT. (EX. HOUSE, #403) 70.5± FT. (EX. GARAGE, #403) 22.0± FT. (EX. DECK, #407) (2) 27.0± FT. (EX. BOATHOUSE, #407)	32.6± FT. (-30.5 FT.) (PR. BOATHOUSE, #403) 22.0± FT. (NO CHANGE) (EX. DECK, #407) (2) 27.0± FT. (NO CHANGE) (EX. BOATHOUSE, #407)
MAX. # OF STORIES	2 1/2 STORIES	1 STORY (EX. HOUSE, #403) (3) 1 STORY (EX. GARAGE, #403) 2 1/2 STORIES (EX. BOATHOUSE, #407) (3)	1 1/2 STORIES (PR. BOATHOUSE, #403) (3) 2 1/2 STORIES (EX. BOATHOUSE, #407) (3)
MAX. BUILDING HEIGHT	35 FT.	<35 FT. (EX. HOUSE, #403) <35 FT. (EX. GARAGE, #403) UNKNOWN (EX. BOATHOUSE, #407)	29.6± FT. (PR. BOATHOUSE, #403) (4) UNKNOWN (NO CHANGE) (EX. BOATHOUSE, #407)
MIN. FLOOR AREA	1,000 S.F. (2 STORY DWELL.) 1,400 S.F. (2 STORY DWELL.)	840± S.F. (EX. HOUSE, #403) (OTHER BLDGS. ARE NOT DWELLINGS)	(NONE OF THE BUILDINGS ARE DWELLINGS)
MAX. BUILDING/ STRUCTURE COVERAGE	20% OR 3,908± S.F. (#403) 20% OR 4,872± S.F. (#407) 20% OR 2,370± S.F. (#411)	8.4%± OR 1,648± S.F. (#403) (5) 17.1%± OR 4,163± S.F. (#407) (5) 0% OR 0 S.F. (#411)	27.4%± OR 5,346± S.F. (+18.9%± OR +3,698 S.F.) (#403) (5) 17.3%± OR 4,220± S.F. (+0.2%± OR +57 S.F.) (#407) (5) 0% OR 0 S.F. (NO CHANGE) (#411)

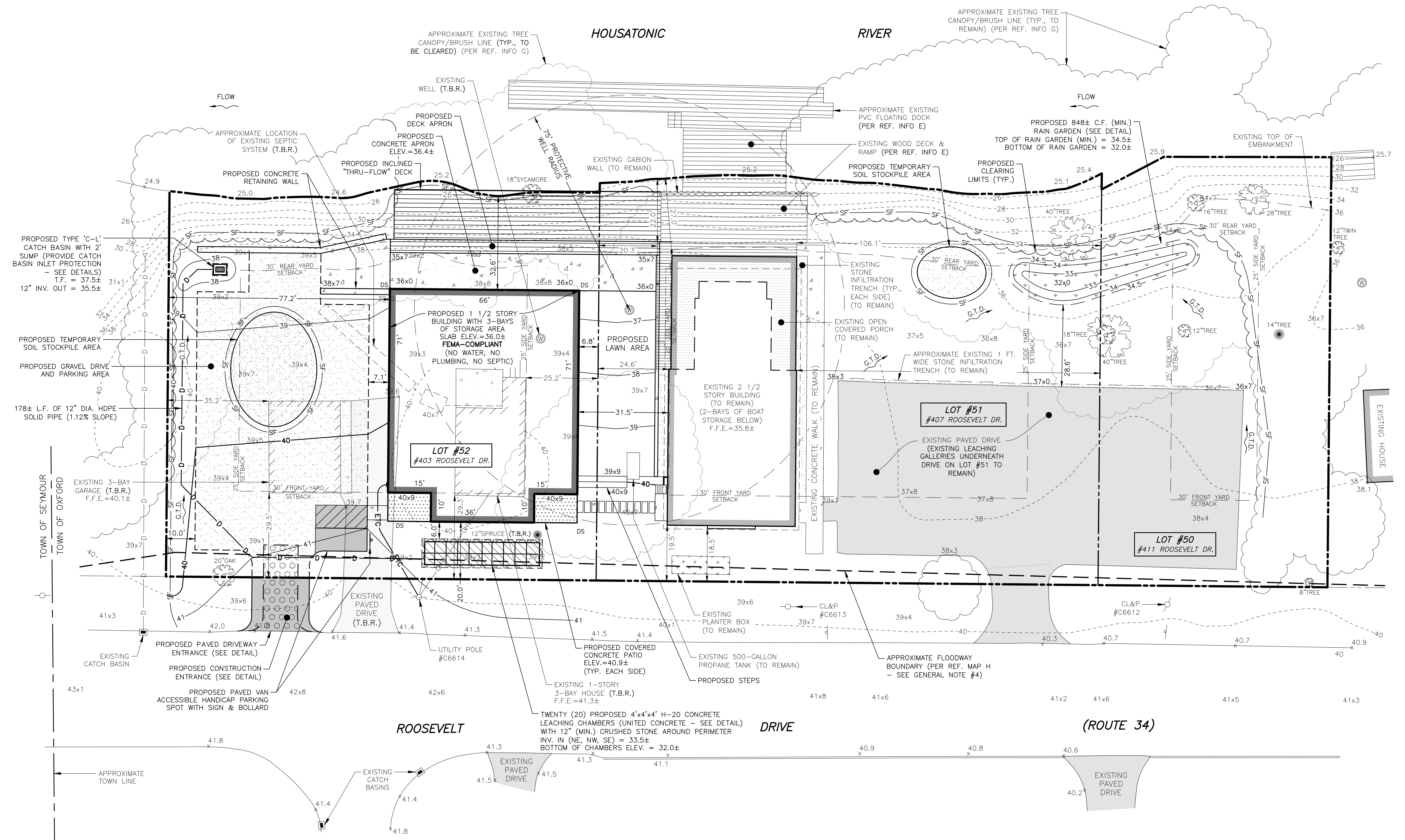


GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 SURVEY MAP ENTITLED "MAP SHOWING A RESURVEY AND TOPOGRAPHIC SURVEY, 403 ROOSEVELT DRIVE, OXFORD, CONNECTICUT", SCALE: 1"=20', DATED: JULY 8, 1999, PREPARED BY JEFFREY R. JURZYNSKI LICENSED LAND SURVEYOR.
 - A SURVEY MAP ENTITLED "AS-BUILT LOCATION PLAN, PREPARED FOR NEW HAVEN ROWING CLUB, 407 ROOSEVELT DRIVE, CONNECTICUT ROUTE NO. 34, OXFORD, CONNECTICUT", SCALE: 1"=20', DATED: MAY 31, 1994, PREPARED BY JEFFREY R. JURZYNSKI LICENSED LAND SURVEYOR.
 - A SURVEY MAP ENTITLED "PLAN SHOWING A SURVEY OF LAND, PREPARED FOR NEW HAVEN ROWING CLUB, 407 ROOSEVELT DRIVE, CONNECTICUT ROUTE NO. 34, OXFORD, CONNECTICUT", SCALE: 1"=20', DATED: MAY 17, 1991, PREPARED BY JEFFREY R. JURZYNSKI LICENSED LAND SURVEYOR.
 - A SURVEY MAP ENTITLED "SURVEY OF PROPERTY, PREPARED FOR THE NEW HAVEN ROWING CLUB, INC., OF PARCEL DESIGNATED AS NO. 411 ROOSEVELT DRIVE, SITUATED IN THE TOWN OF OXFORD, COUNTRY OF NEW HAVEN, STATE OF CONNECTICUT", SCALE: 1"=10', DATED: JULY 17, 2003, PREPARED BY FLANAGAN'S SURVEYING & MAPPING.
- ARCHITECTURAL DRAWINGS ENTITLED "PARTIAL COMPOSITE SITE/FLOOR PLAN: 2 BAY INTERIOR/SLAB/1 BAY EXTERIOR" SHOWING 403-407 ROOSEVELT DRIVE, OXFORD, CONNECTICUT, SCALE: AS NOTED, DATED: OCTOBER 30, 2019, PREPARED BY STUART LATHERS ASSOCIATES LLC.
- AERIAL PHOTOGRAPH OF 403, 407 AND 411 ROOSEVELT DRIVE, OXFORD, CONNECTICUT AND SURROUNDING PROPERTIES, IMAGE DATED: APRIL 2018, OBTAINED FROM GOOGLE EARTH PRO.
- AERIAL PHOTOGRAPH OF 403, 407 AND 411 ROOSEVELT DRIVE, OXFORD, CONNECTICUT AND SURROUNDING PROPERTIES, IMAGE DATED: SEPTEMBER 2017, OBTAINED FROM GOOGLE EARTH PRO.
- A FEMA FLOOD MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 382 OF 635, MAP NUMBER: 090900382H, SCALE: 1"=500', EFFECTIVE DATE: DECEMBER 17, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE PROPERTY OWNER AND APPLICANT IS THE NEW HAVEN ROWING CLUB, INC. OF 407 ROOSEVELT DRIVE, OXFORD, CT 06478.
- THE SUBJECT PARCELS ARE IDENTIFIED AS LOTS 50, 51 & 52 (#411, #407 & #403 ROOSEVELT DRIVE, RESPECTIVELY) BLOCK 52 ON TAX ASSESSOR'S MAP 16. THE DEED REFERENCES OF THE PROPERTIES ARE VOLUME 252 PAGE 657 (#411 ROOSEVELT DRIVE), VOLUME 158 PAGE 610 (#407 ROOSEVELT DRIVE) AND VOLUME 210 PAGE 449 (#403 ROOSEVELT DRIVE). THE AREA OF THE PARCELS ARE APPROXIMATELY 0.27±, 0.56± & 0.46± ACRES (#411, #407 & #403 ROOSEVELT DRIVE, RESPECTIVELY) AND THE TOTAL AREA OF ALL THREE PARCELS IS APPROXIMATELY 1.29± ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL A 'R-A' ZONING DISTRICT. IN 1991, THE ORIGINAL PARCEL (#407) WAS GRANTED A SPECIAL EXCEPTION FOR A NON-COMMERCIAL RECREATION USE AND IN 2003/2004 THE SAME USE WAS EXTENDED TO THE TWO ADJACENT LOTS (#403 & #4011) WHEN THEY WERE ACQUIRED. THE PARCELS ARE LOCATED WITHIN AN AQUIFER PROTECTION AREA. THE PARCELS ARE LOCATED WITHIN THE FLOOD PLAIN DISTRICT AND LIE BETWEEN FEMA FLOOD HAZARD ZONES AE (EL. 45) AND AE (EL. 46) AS DEPICTED ON FIRM: NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL: 382 OF 635, MAP NUMBER: 090900382H, EFFECTIVE DATE: DECEMBER 17, 2010.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 1 1/2 STORY 3-BAY BOAT STORAGE BUILDING AS SHOWN. THE PROPOSED BUILDING WILL BE FULLY FLOOD VENTED AND WILL BE FULLY FEMA COMPLIANT. THE PROPOSED BUILDING WILL HAVE NO WATER SEWER, NO PLUMBING OR SEPTIC SYSTEM. THE EXISTING DWELLING AND SEPTIC SYSTEM WILL BE REMOVED.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE OXFORD PLANNING & ZONING COMMISSION, THE OXFORD CONSERVATION COMMISSION / INLAND WETLANDS AGENCY APPROVED A PLAN ON JANUARY 14, 2020.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
- ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO REFERENCE MAPS A, C AND D.

CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OXFORD STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OXFORD AND THE CUSTOMARY UTILITY COMPANIES. UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION INCLUDING A CONDOT ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE "NO HAMMER" TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OXFORD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES, WETLANDS AND THE HOUSATONIC RIVER FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED AS SHOWN HEREON AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE PROPOSED BUILDING WILL NOT HAVE FOOTING DRAINS. THERE ARE NO KNOWN DOWNGRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADIENT GROUNDWATER DRAINS OR ANY UPGRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADIENT GROUNDWATER DRAINS.
- ALL MECHANICALS SHALL BE INSTALLED AT OR ABOVE ELEVATION 47.0 (NAVD-88) IN ACCORDANCE WITH FEMA FLOOD REGULATIONS AND LOCAL FLOOD ORDINANCES. ANY BUILDING MATERIALS BELOW THE BASE FLOOD ELEVATION SHALL BE FLOOD RESISTANT.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- GENERAL LOT GRADING AND THE FINISHED FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS ARE BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- THE LOCATION OF THE EXISTING SEPTIC SYSTEM ON LOT 52 (#403 ROOSEVELT DRIVE) IS SHOWN HEREON. PRIOR TO CONSTRUCTION, THE PROJECT LAND SURVEYOR SHALL SET A STABLE BENCHMARK ON SITE ON THE EXISTING SEPTIC SYSTEM AND ALL SEPTIC SYSTEM COMPONENTS ON LOT 52 SHALL BE PUMPED DRY AS NECESSARY AND REMOVED AND/OR PROPERLY ABANDONED IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE AND ALL APPLICABLE LOCAL REGULATIONS.
- THE PROPOSED BUILDING AND IMPROVEMENTS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. THE PROJECT LAND SURVEYOR SHALL SET A STABLE BENCHMARK ON SITE ON THE CORRECT ELEVATION DATUM PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUILDING AND IMPROVEMENTS IN THE EXACT LOCATION SHOWN AND SHALL BE CONSTRUCTED TO THE EXACT DIMENSIONS SHOWN ON THE LATEST SITE AND ARCHITECTURAL PLANS IN ACCORDANCE WITH VARIANCES GRANTED. ALL DIMENSIONS SHALL ACCOUNT FOR ANY SIDING OR CLADDING.
- THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL DETERMINE FLOOD VENT REQUIREMENTS.



PLAN PREPARED BY:
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THE EMBOSSED SEAL OF
THE REGISTERED PROFESSIONAL
ENGINEER MUST BE AFFIXED
HERE FOR THIS
MAP TO BE VALID

NO.	DATE	DESCRIPTION
3	1/28/2020	REVISIONS FOR PLANNING & ZONING COMMISSION. MISC. RC
2	1/14/2020	REVISIONS PER TOWN ENGINEER'S COMMENTS. MISC. RC
1	1/7/2020	GENERAL REVISIONS RC
#		DATE BY

SITE PLAN
PREPARED FOR THE NEW HAVEN ROWING CLUB, INC.
403, 407 & 411 ROOSEVELT DRIVE
OXFORD, CONNECTICUT

DATE: NOVEMBER 4, 2019
SCALE: 1"=20'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: SP-1
SHEET NO.: 1 of 2
JOB NO.: 2018-371

SOIL EROSION & SEDIMENTATION CONTROL PLAN NARRATIVE

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34.

PROJECT DESCRIPTION

THE APPLICANT IS PROPOSING TO CONSTRUCT A SINGLE STORY 3-BAY BOAT STORAGE BUILDING AS SHOWN. THE PROPOSED BUILDING WILL BE FULLY FLOOD VENTED AND WILL BE FULLY FEMA COMPLIANT. THE PROPOSED BUILDING WILL HAVE NO WATER SERVICE, NO PLUMBING OR SEPTIC SYSTEM. THE EXISTING DWELLING AND SEPTIC SYSTEM WILL BE REMOVED.

CONSTRUCTION IS ANTICIPATED TO COMMENCE IN SPRING 2020. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. E & S CONTROLS SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. ALL E & S CONTROLS SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.

CONSTRUCTION SEQUENCE

1. CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
3. LAND SURVEYOR TO STAKE OUT CLEARING LIMITS & PROPOSED IMPROVEMENTS.
4. INSTALL ALL EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION ENTRANCE.
5. REMOVE ALL TREES, BRUSH AND STUMPS WITHIN CLEARING LIMITS.
6. ROUGH GRADE DRIVEWAY AND PARKING AREA.
7. STRIP AND STOCKPILE TOPSOIL AND OTHER EXCAVATED SOILS IN AREA(S) SHOWN ON PLAN. APPLY TEMPORARY SEED MIXTURE TO PILES IF THEY WILL NOT BE DISTURBED FOR MORE THAN 30 DAYS.
8. CONSTRUCT THE FOUNDATION FOR THE PROPOSED BOATHOUSE.
9. FRAME AND CONSTRUCT THE PROPOSED BOATHOUSE.
10. INSTALL PROPOSED STORMWATER INFILTRATION SYSTEM AND RAIN GARDEN.
11. CONNECT ALL UTILITIES FROM WITHIN THE PROPOSED BOATHOUSE.
12. FINISH GRADE DRIVEWAY AND PARKING AREA PER PLAN.
13. FINISH GRADE, SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED.
14. REMOVE ALL EROSION AND SEDIMENT CONTROLS ONCE SITE IS COMPLETELY STABILIZED. DISPOSE OF PROPERLY.

LAND DISTURBANCE

1. ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN STAFF PRIOR TO CLEARING.
2. ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
3. ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
4. ALL TREES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.

STRIPPING AND STOCKPILING

ALL STOCKPILES THAT CONSIST OF ERODIBLE MATERIALS SHALL BE LOCATED WITHIN AREAS AS SHOWN ON THE SITE PLAN AND SURROUNDED BY A SILTATION BARRIER THAT WILL REMAIN UNDISTURBED FOR A PERIOD LONGER THAN 30 DAYS. STOCKPILES SHALL BE SEED WITH A TEMPORARY GRASS SEED MIXTURE TO PREVENT EXCESSIVE EROSION AND SEDIMENTATION.

TRENCH EXCAVATION AND BACKFILL

THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEED AS NECESSARY.

THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

SOIL EROSION AND SEDIMENT CONTROLS

ALL ADJACENT PROPERTIES AND RECEIVING WATERCOURSES AND / OR WETLAND AREAS SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.

ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.

ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E & S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

IF NECESSARY, A TEMPORARY FILTER FABRIC SILT BARRIER SHALL BE PLACED BENEATH THE GRATE OF THE PROPOSED CATCH BASIN TO PREVENT ANY SILTATION OF THE DRAINAGE SYSTEM. THE FILTER FABRIC SHALL BE REMOVED IMMEDIATELY AFTER THE SURROUNDING AREAS ARE ADEQUATELY STABILIZED.

ALL ACCUMULATED SEDIMENTS AT ALL EROSION AND SEDIMENT CONTROLS SHALL BE PERIODICALLY REMOVED AND SPREAD IN AREAS THAT ARE NOT SUBJECT TO EROSION.

THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES OR PRIVATE PROPERTY. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF ANY PROBLEMS INVOLVING EROSION AND/OR SEDIMENTATION THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK.

THE RESPONSIBLE CONTACT PERSON FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR AND / OR THE GENERAL CONTRACTOR. ONCE THE GENERAL CONTRACTOR IS SELECTED, CONTACT INFORMATION WILL BE PROVIDED TO THE TOWN.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:

PERMANENT SEED MIXTURE:	
CREeping RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REDTOP	0.05
TALL FESCUE	0.45
TOTAL	0.95

FERTILIZER:
10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.

LIMESTONE:
APPLY AT 150 LBS. PER 1,000 SQ. FT.

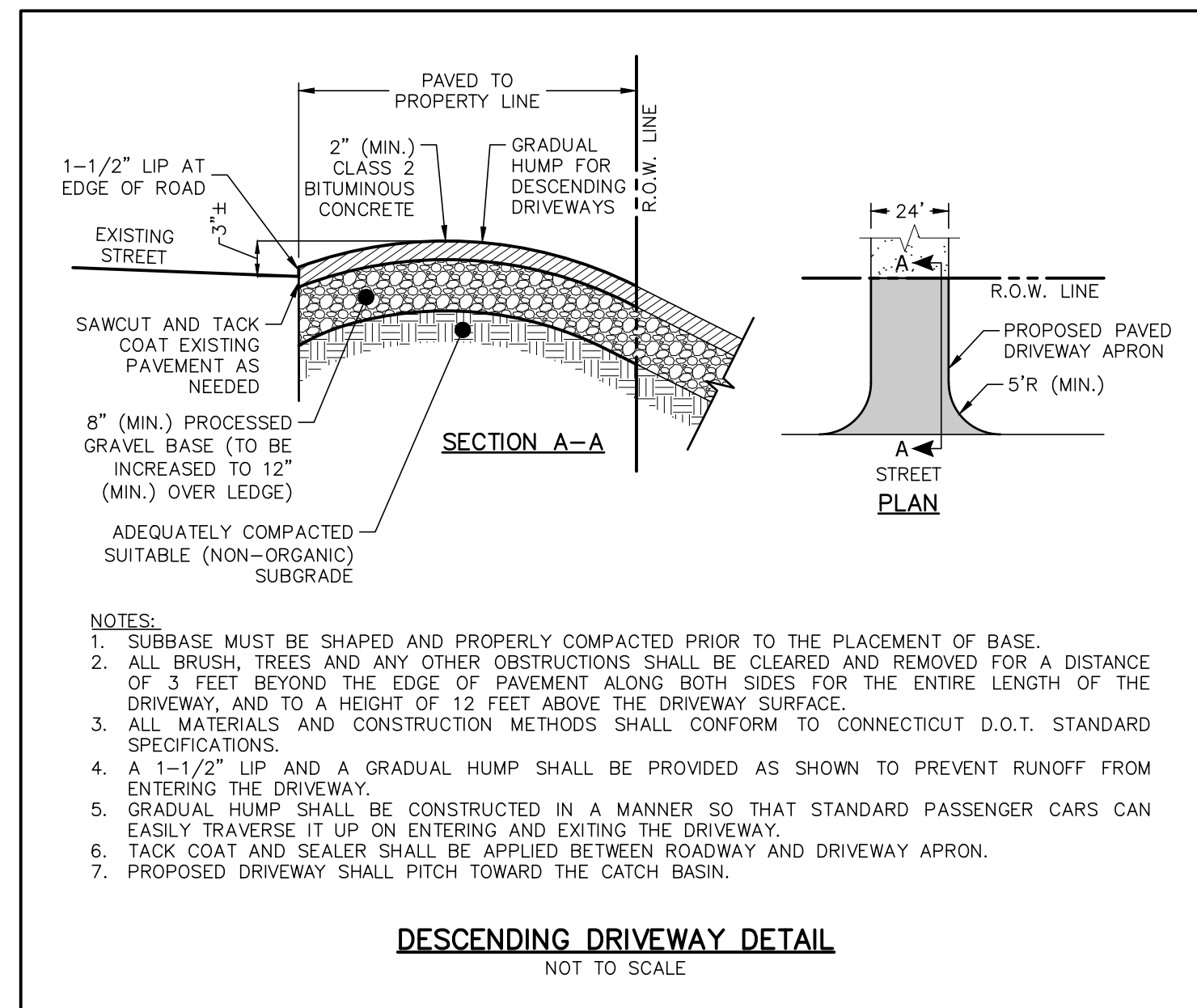
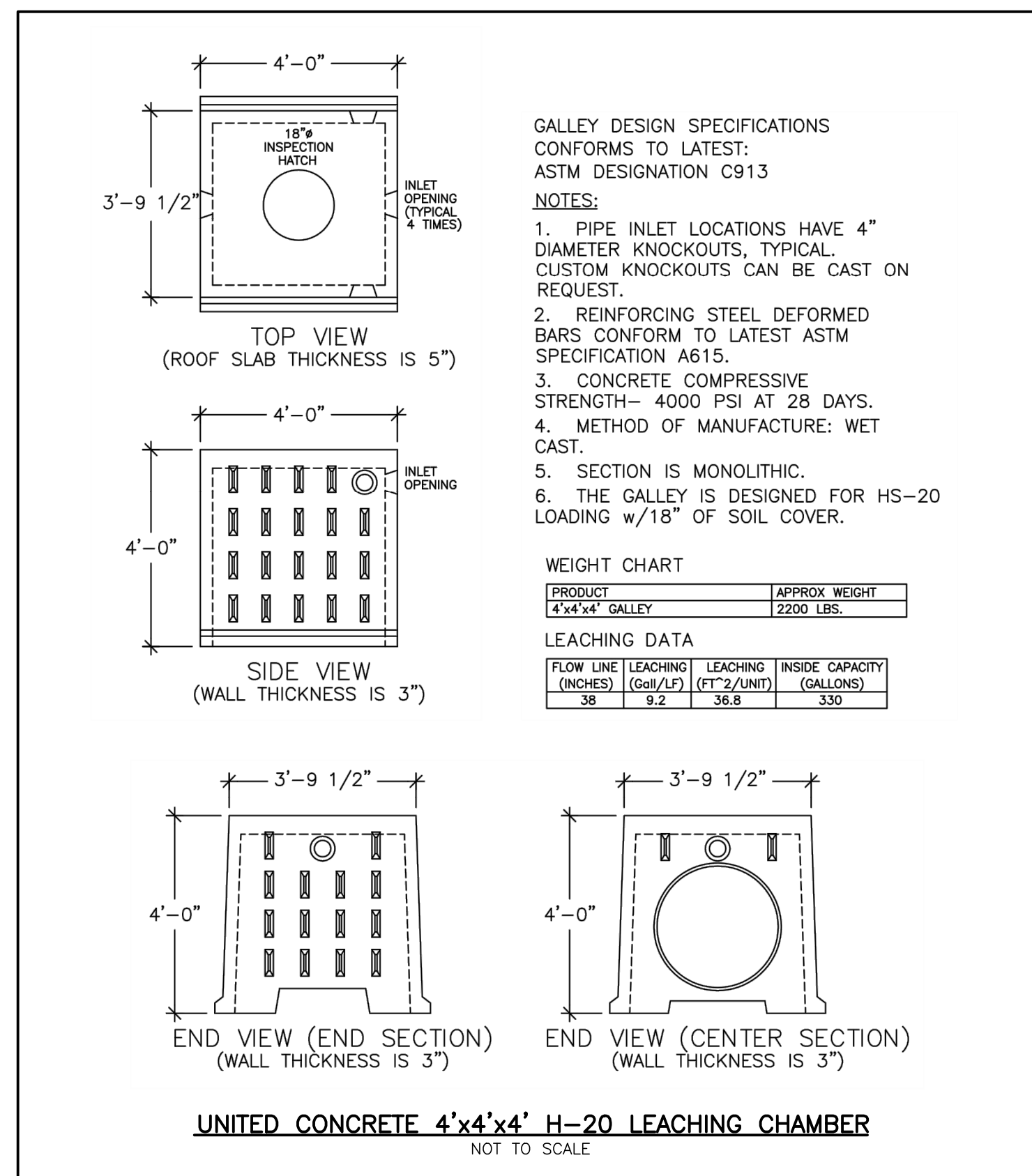
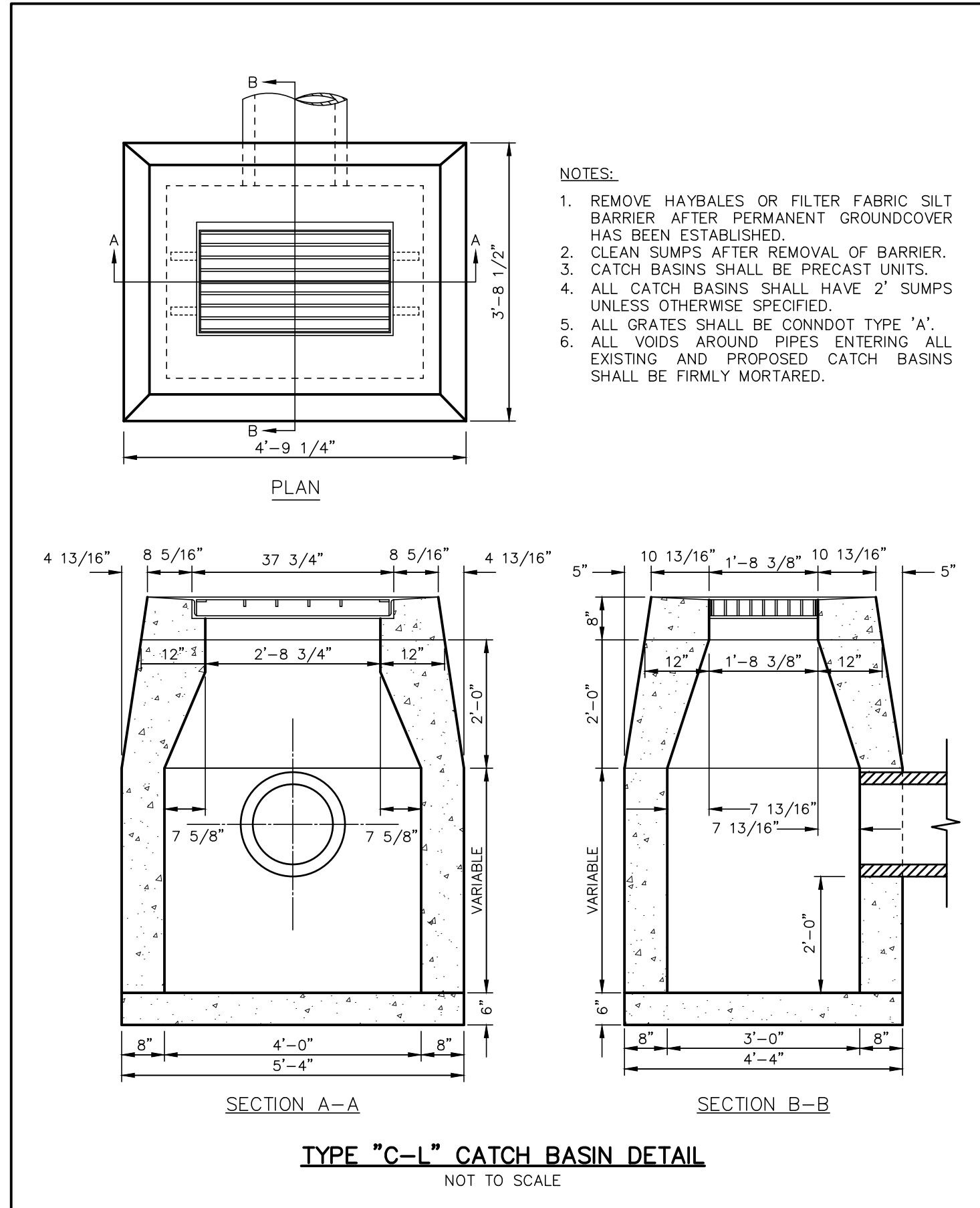
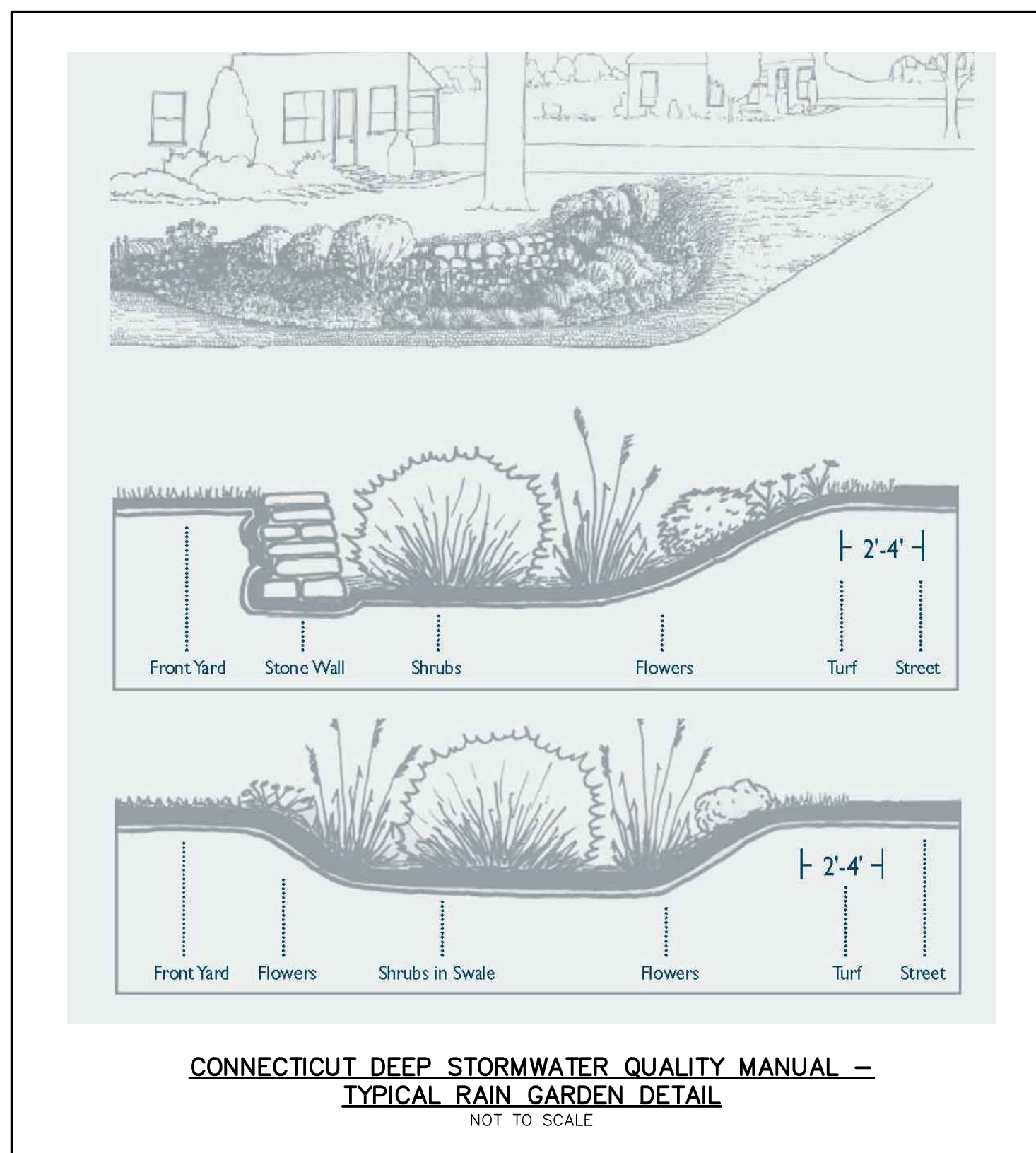
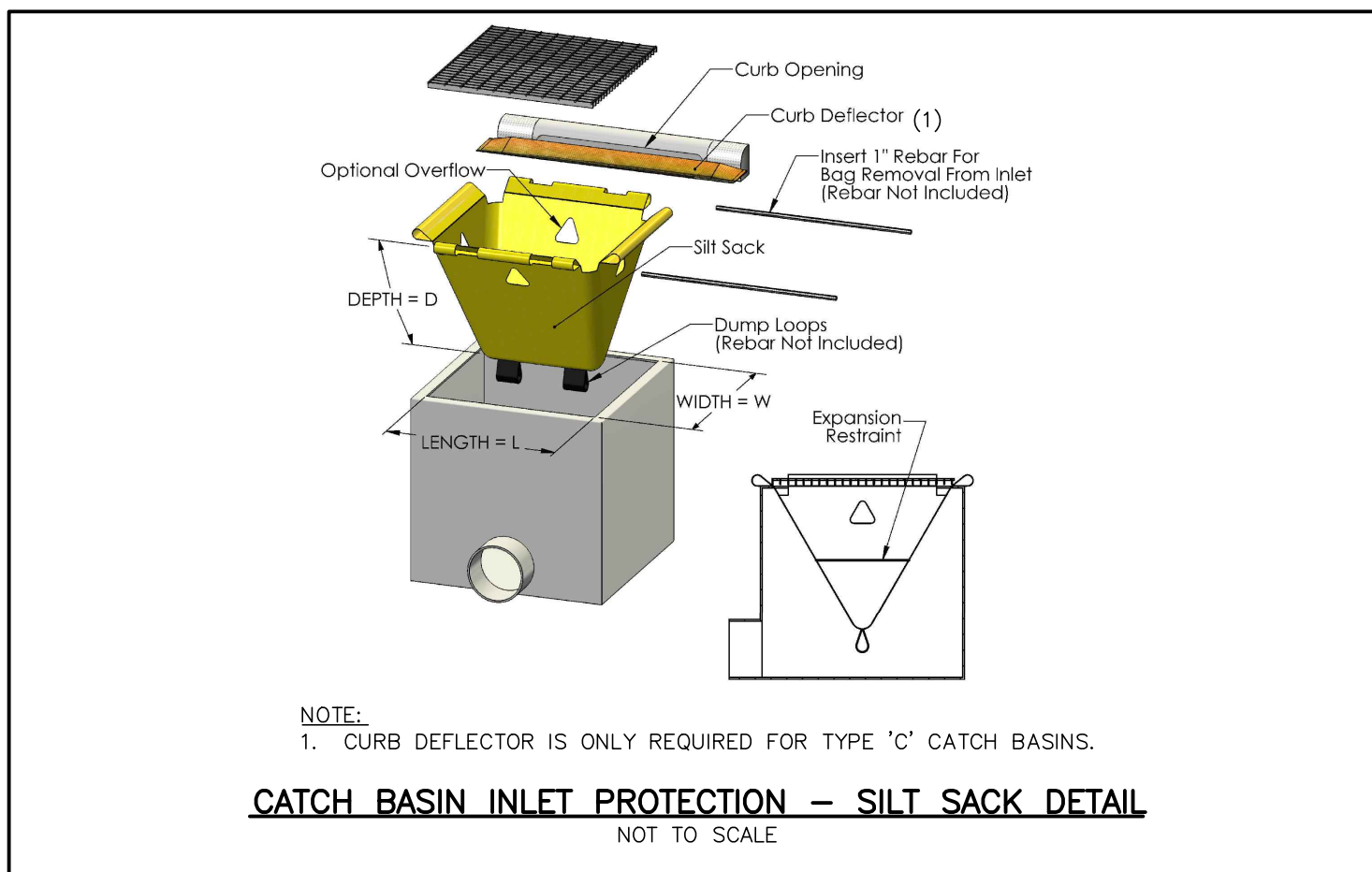
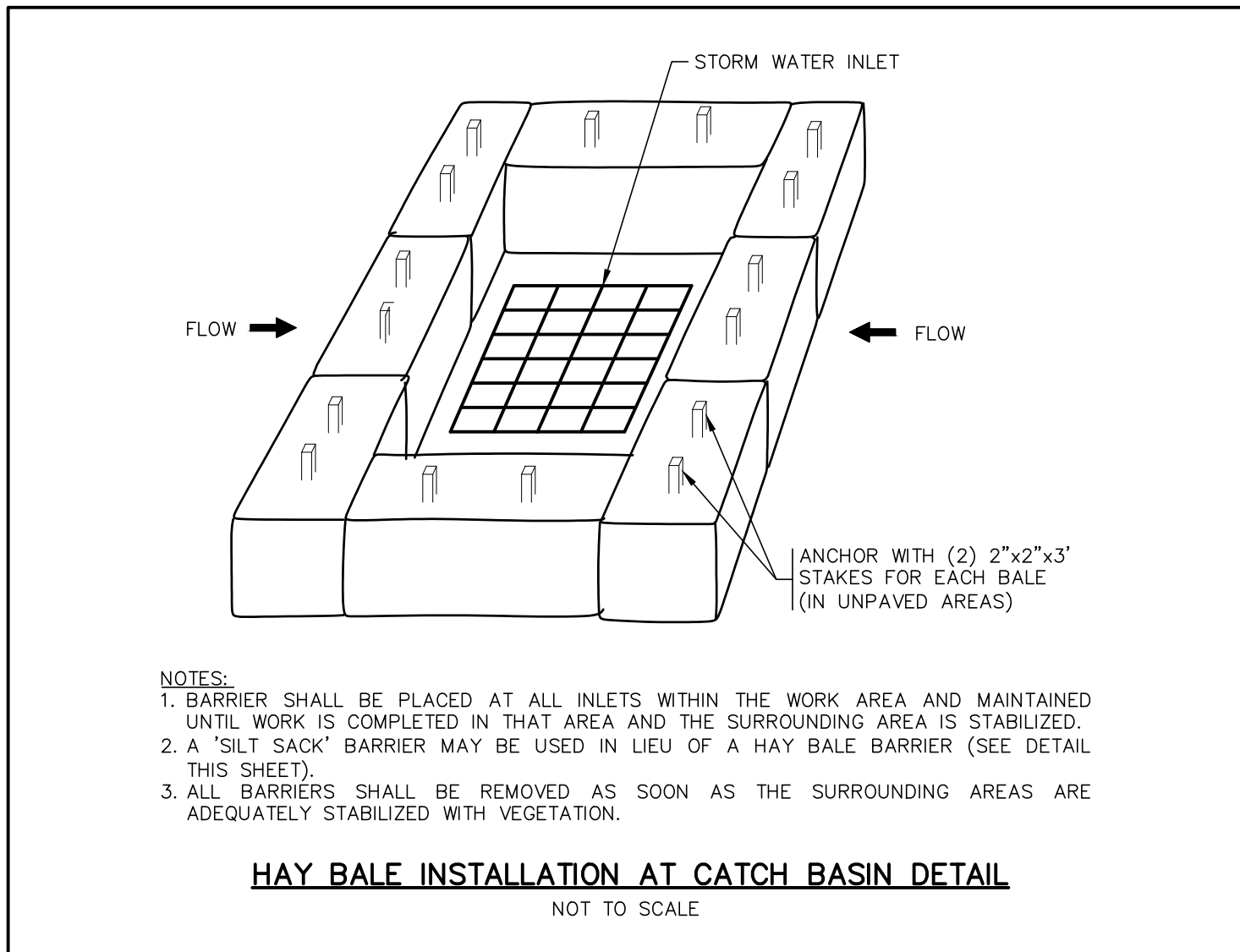
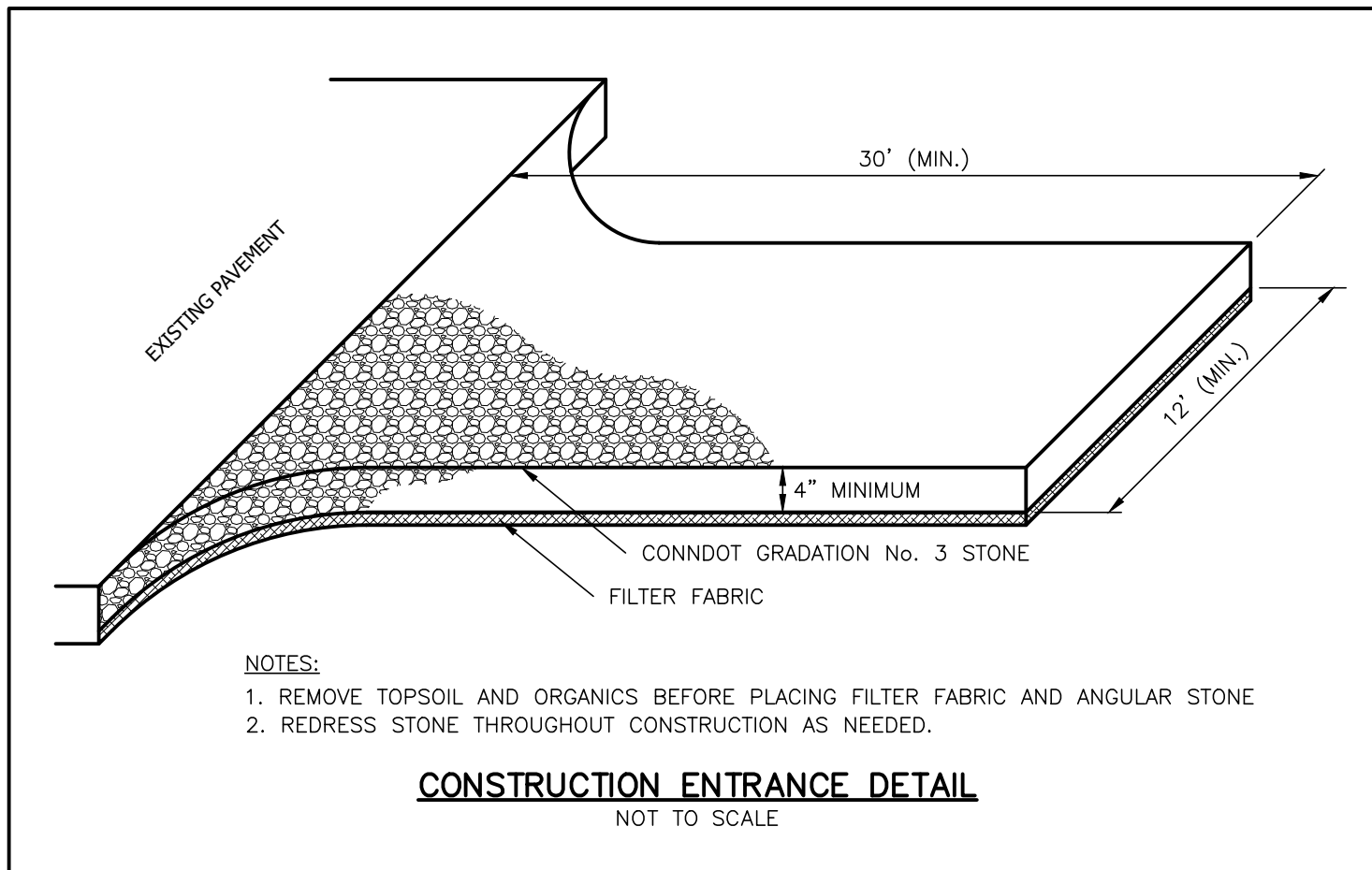
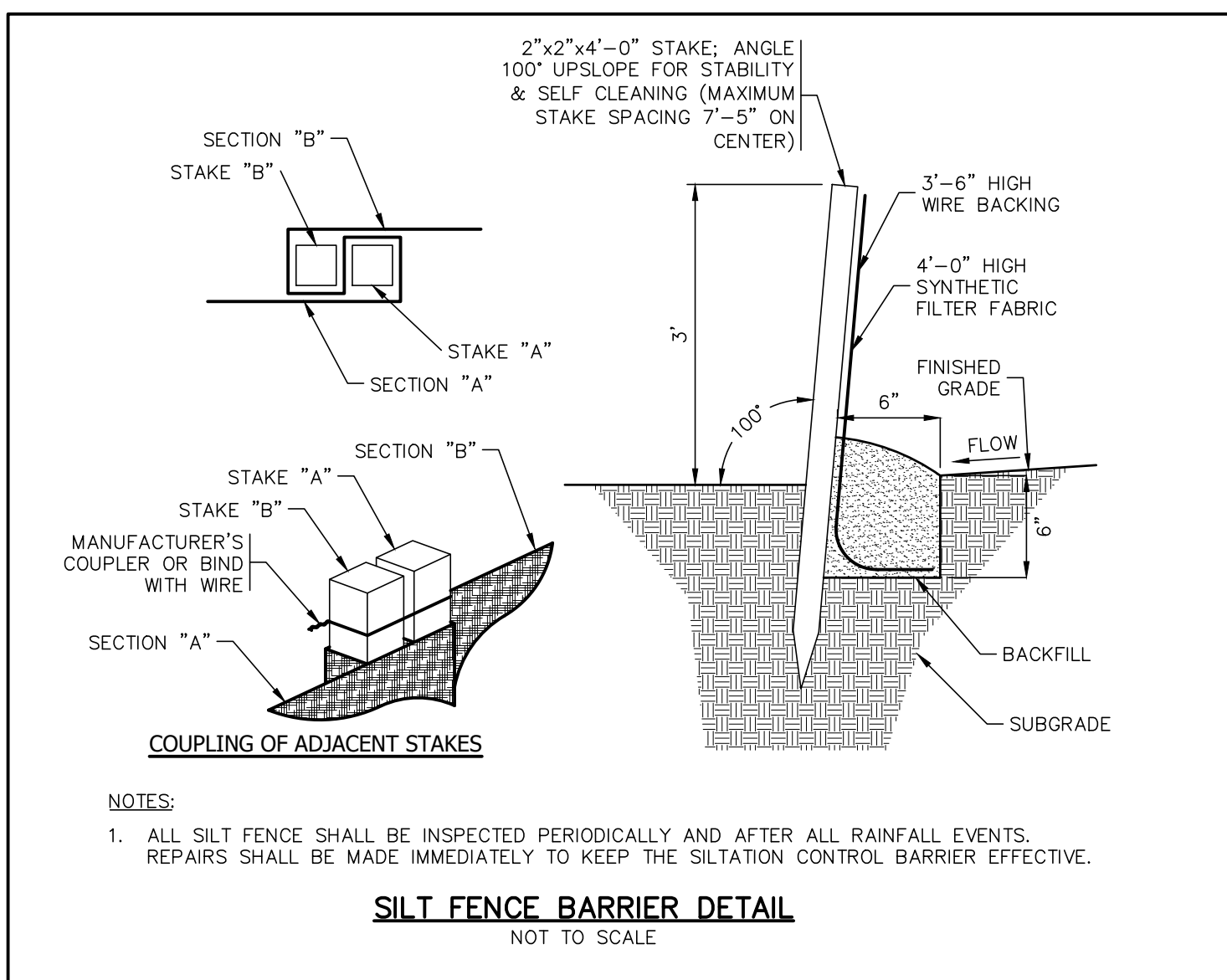
MULCHING:
SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE, ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

TEMPORARY EROSION CONTROL BLANKETS:
USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES STEEPER THAN 3 (H) TO 1 (V) AND/OR AS DIRECTED BY THE DESIGN ENGINEER.

SEEDING DATES:
SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.

DRAINAGE SYSTEM MAINTENANCE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE RAIN GARDEN AND DRAINAGE SYSTEM TO ENSURE PROPER FUNCTION AND EFFICIENT OPERATION.



STORMWATER CALCULATIONS:

TREATED RUNOFF ON LOTS #50 & #51
FIRST INCH OF RAINFALL FROM NET INCREASE IN IMPERVIOUS SURFACE AREA: (INCLUDES EXISTING PAVED DRIVE AND CONC. WALK ON NW SIDE OF BUILDING)*
9,948 S.F. x 1" RUNOFF x (1/12) = 829 C.F.

PROPOSED STORAGE CAPACITY*:**
(RAIN GARDEN)
848± S.F.
848± C.F. PROVIDED > 829 C.F. REQUIRED --- O.K.

TREATED RUNOFF ON LOT #52
FIRST INCH OF RAINFALL FROM NET INCREASE IN IMPERVIOUS SURFACE AREA: (INCLUDES PROPOSED BUILDING, PAVED APRON, GRAVEL DRIVE AND CONC. WALK ON SE SIDE OF BUILDING)**
11,650 S.F. x 1" RUNOFF x (1/12) = 971 C.F.

PROPOSED STORAGE CAPACITY*:**
(TWENTY (20) 4'x4'x4' H-20 CONCRETE LEACHING CHAMBERS BY UNITED CONCRETE)
20 CHAMBERS x 330 GAL. PER CHAMBER / 7.48 GAL PER C.F. = 882 C.F.
(12" MIN. CRUSHED STONE AROUND PERIMETER, ASSUMING 40% VOIDS)
400 C.F. x 40% VOIDS = 160 C.F.
TOTAL STORAGE CAPACITY = 882 C.F. + 160 C.F. = 1,042± C.F.
1,042± C.F. PROVIDED > 971 C.F. REQUIRED --- O.K.

NOTES:
* THE EXISTING BUILDING ON LOT #51 HAS EXISTING STONE INFILTRATION TRENCHES ALONG THE NW & SE SIDES OF THE BUILDING.
** THE EXISTING BUILDINGS AND OTHER IMPERVIOUS SURFACE COVERAGE ON LOT #52 ARE PROPOSED TO BE REMOVED (TOTAL AREA = 3,360 S.F.). THE MAJORITY OF THE PROPOSED IMPERVIOUS SURFACE COVERAGE ON LOT #52 WILL BE CAPTURED AND TREATED USING UNDERGROUND LEACHING CHAMBERS AND THE REMAINING PORTION OF THE PROPOSED IMPERVIOUS SURFACE COVERAGE THAT IS NOT CAPTURED (TOTAL AREA = 2,018 S.F.) IS LESS THAN THE EXISTING IMPERVIOUS SURFACE COVERAGE THAT IS TO BE REMOVED (3,808 S.F. - 2,108 S.F. = 1,790 S.F. REDUCTION). THE LEACHING TRENCHES AND RAIN GARDEN HAVE AN EXCESS STORAGE VOLUME OF 90 C.F.
*** PER NATURAL RESOURCE CONSERVATION SERVICE (NRCS) MAPPING, THE ENTIRE SITE CONTAINS HINKLEY LOAMY SAND (NRCS SOIL MAP UNIT 38A) WHICH TYPICALLY HAS AN AVERAGE INFILTRATION RATE OF MORE THAN 20 INCHES/HOUR.

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WIREN, P.E.
CIVIL ENGINEER
40 REG. NO. 21090
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
FAX: (860) 391-8854

THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

REVISIONS FOR PLANNING & ZONING COMMISSION, MISC.	RG	DATE	DESCRIPTION	BY
REVISIONS PER TOWN ENGINEER'S COMMENTS, MISC.	RG	1/28/2020		
GENERAL REVISIONS	RG	1/14/2020		
	RG	1/7/2020		

E&S, DETAILS & STORMWATER COMPUTATIONS
PREPARED FOR THE NEW HAVEN ROWING CLUB, INC.
403, 407 & 411 ROOSEVELT DRIVE
OXFORD, CONNECTICUT

DATE: NOVEMBER 4, 2019
SCALE: AS NOTED
DRAWN BY: JW
CHECKED BY: JW
DWG. NO.: ES-1
SHEET NO.: 2 of 2
JOB NO.: 2018-371

NEW HAVEN ROWING CLUB PETITION

Saturday, March 7, 2020 5:29 PM

RECEIVED
MAR 31 11 20 10

103 total

As residents and tax payers who live on the Housatonic River we are concerned about the negative impact that an increased rowing presence will have to our quality of life here.

- The increased amount of non residents and non members of the NHRC using the river because of this one entity. This will be putting an increased strain on an already crowded river.
- Limited use of the river while training.
- Use of amplified megaphones by coaches during training.
- Shutting the river down during races. It used to be 1/2 day and now it's 2 full days.

Therefore we are opposed to the plans for a new "Storage Building" as it stands:

- This will significantly increase the size of their current facility.
- The proposed structure includes the name "Hopkins School" on it.
- We ask that limits be set on the amount of people and boats that will be using the river from that property.
- As per the clubs online video "expand, develop and prosper".

Name *Maideline Marlos*
[Signature]
[Signature]
[Signature]
 Dina Gaman
[Signature]
 Caroline E. Lydon
 Marc Bannetney

Address *553 Roosevelt Dr*
551 Roosevelt Drive, Oxford Oxford Ct
482 Roosevelt Dr Oxford
425 Roosevelt Dr Oxford
423 Roosevelt Dr. Oxford
421 Roosevelt Dr. Oxford
410 Roosevelt Dr. Oxford
417 ROOSEVELT DR OXFORD

W M 375 Roosevelt Drive

Vincent Vecchuselli 371 Roosevelt DRIVE

Myranda Williams 222 Roosevelt Drive

~~James Galt~~ 321 Roosevelt Drive

Jan Woodbury 211 Roosevelt Drive Seymour

~~Richard Moore~~ 197 Roosevelt Dr. Seymour

Tony Chizzolo 195 ROOSEVELT DRIVE

~~W M~~ 193 Roosevelt Drive Seymour

Fishing quietly parked and Hit 2 times BY SKULLS

Cory Fennell 189 Roosevelt Dr Seymour

I was told to use the Lower part of the River
on Sunday's mornings

Cory Fennell 191 Roosevelt Dr. Seymour

Suzanne Stinson 185 Roosevelt Dr Seymour

~~Richard Moore~~ 185 ROOSEVELT DR

Cory Foster 115 Roosevelt Dr.

Dustin M. Kershaw 5 Roosevelt Drive Seymour

MIKE Misiewicz 7 Roosevelt Dr Seymour

Fred Smith 81 Upper Birchbank

3 Indian Well Rd. Shelton

Richard Machnicz 2 Indian Well Rd., Shelton

Judith Machnicz 63 Indian Well Rd Shelton

Shari Paron 57 Birchbank Rd, Shelton CT

Jana Belke 12 McConney Ave Derby CT

TRACY Filion

NEW HAVEN ROWING CLUB PETITION

34 pg 2

Saturday, March 7, 2020 5:29 PM

As residents and tax payers who live on the Housatonic River we are concerned about the negative impact that an increased rowing presence will have to our quality of life here.

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Name

Address

Rodney Lancia	65 Indian Wells Rd
Rich Walker	Shelton Ct. 06484
Loren + Dave Pace	69 Indian Well Rd.
Christina DiMedio	Shelton CT, 06484
PAUL McNamee	R1 Indian Well Rd
Sacha Duff	85 Indian Well Rd
Joe Marantz	95 Indian Well Rd.
SACCH	93 Indian Well Rd.
	99 Indian Well Rd.
	117 Indian Well Rd.

Chris Duhonick 105 + 103 Indian Well Rd. Shelton
Judy McGuire 121 Indian Well Rd. Shelton
Paul Bolton 125 Indian Well Rd. Shelton
Victoria Ashby 127 Indian Well Rd. Shelton
Kaleo Odell 437 Roosevelt Dr Oxford

Margo O'Connell 5 McConney Derby

Anthony Formato 471 Roosevelt Dr Oxford

Patti Dinan 469 Roosevelt Dr Oxford

Jekki Dwyer 225 ROOSEVELT DR SEYMOUR

Sharon Moore 199 Roosevelt Dr Seymour

~~W~~ Grick Athin 186R Roosevelt Dr, Seymour

Lalae side Family Trust 183 Roosevelt Dr, Seymour

JAY MEZIAS 6 McConney Grove Derby

Thomas P. Mattetere 11 McConney Grove Derby

Mark Beff 13 McConney Grove Derby

Deborah Child 17 McConney Grove Derby - 53

Robert Barbieri 3 Roosevelt Dr Seymour

Melanie Pugh 85 Birchbank Rd. Shelton

Ken & Emily Dequan 81 Birchbank Road Shelton

Matt + Marilee Westfall 80 Birchbank Road Shelton

DAVI SANTOS 76 BIRCHBANK RD Shelton

Kris Rogerson 68 Birchbank Rd Shelton

BREB DeJodea 68C Birchbank Rd Shelton

STUE STALMACH 68 B BIRCHBANK RD SHELTON

NEW HAVEN ROWING CLUB PETITION

20

pg 3

Saturday, March 7, 2020 5:29 PM

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Name	Address
James Martinelli " "	89 Indian Well Rd Shelton 81 Indian Well Rd Shelton
James Bonascioni	102 Indian Well Rd Shelton
Shelly Folsom	155 Indian Well Rd, Shelton, CT
Mark Kabisic	153 Indian Well Rd Shelton, CT
NRostk	149 Indian Well Rd Shelton CT 06484
Carla DeBett	137 Indian Well Rd 06484
Debbie Zych	15A Indian Well Rd 06484

145 Indian Well Rd - Shelton Lipinsky
143 Indian Well Rd - Shelton Lipinsky
Jasprinsky

108 Indian Well Rd - Shelton Mattes



Robert Pagliaro - 139 Indian Wells Rd Shelton Ct.

Glenn Niestemski 57 INDIAN WELL RD.

Mike Walker 61 Indian well

NATE WALKER 142 Indian

Nancy Walker 63 Indian well

Mike Walker 161 Indian well

Nancy Walker 142 Indian well

Josh Kestebbaum 147 Indian well rd

Justin Rompe 112 Indian well rd.

NEW HAVEN ROWING CLUB PETITION

Saturday, March 7, 2020 5:29 PM

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Name

Address

Ed Hunt	56 Birchbank Rd
Sam Braunard	54 Birchbank Rd
Tim Mingey	50 Birchbank Rd
Naren Battistelli	49 Birchbank Rd
William Sherwood	48 Birchbank Rd
Carol Ann Kurzio	45 Birchbank Rd
Theresa Kule	44 Birchbank Rd

Ed J 42 Birchbank Rd Shelton

Mike Martin 41 Birchbank Rd Shelton

Joe Wanduch 39 1/2 " " " "

Christie Nymy 39 Birchbank Rd, Shelton Ct. 06484

Ch Sullivan 36 Birchbank Rd Shelton

Deborah O'Donnell 24 Birchbank Rd Shelton Ct 06484

Joseph DiStasio 29 Birchbank Rd Shelton Ct 06484

Dennis Shelton 28 BIRCHBANK RD SHELTON CT 06484

Lois Shelton 28 Birchbank Rd Shelton Ct 06484

Elizabeth Burleigh 24 Birchbank Road Shelton, Ct. 06484

Doug Harpall 23 Birchbank Rd Shelton

Bill Dwyer 20 Birchbank Rd. Shelton

Pat Anthony 3 Birchbank Rd Shelton



Planning and Zoning Commission

Z#: <u>2-20-034</u>
Date Received: <u>3-13-20</u>
Date Accepted: _____

*** 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 checked="" type="checkbox"/> Resubdivision | Total Number of Lots: <u>4</u> |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Special Exception | S/E (Include Article & Section No.): _____ |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Map/Text Amendment | (Include Article & Section No.): _____ |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project Title (Subdivision/Resubdivision): _____

2) PROPERTY LOCATION:

Street Address: 312 Chestnut Tree Hill Rd.

Town Clerk Record Map Number: 17-31

Assessor's Identification Numbers:

Map: 37 Block: 5 Lot: 2 Unit: _____

Zoning District: *(Check One)*

- | | | | |
|---|------------------------------------|------------------------------|---|
| <input checked="" 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 checked="" type="checkbox"/> Private Wells |
| <input checked="" 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: Matthew Mihaly, co-executor

Address: 111 Beech Hill Rd

Town: Trumbull State: CT Zip Code: 06611

Phone: (203) 556-0509 Fax: (203) 372-9834 Email: mimihaly9834@chester.net

4) OWNER(s): Estate of Serge Mihaly, Sr

Address: Same as Applicant

Town: _____ State: _____ Zip Code: _____

Phone: () Fax: () Email: _____

5) APPLICANT'S OWNERSHIP INTEREST: CO-EXECUTOR

6) LAND SURVEYOR: PAUL J. BOMBERO, SR. REG. No: 70049
Address: 7 HEMLOCK ROAD
Town: NEWTOWN State: CT Zip Code: 06470
Phone: (203) 530-9779 Fax: () Email: PAULBOMBERO@AOL.COM

7) CIVIL ENGINEER: HEMRAJ KHONA REG. No: 9947
Address: 20 TOPAZ LANE
Town: TRUMBULL State: CT Zip Code: 06611
Phone: (203) 459-2471 Fax: () Email:

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: APPLICATION SUBMITTED
(Please Provide a Copy)

11) ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS: _____

12) SURETY OPTION (See Article 9 of Subdivision Regulations):
(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)

- 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.)

14) EARTH EXCAVATION:
(Check one)

- Yes No
- If yes, how many cubic yards of material to be removed, filled, and/or dispersed. _____ cubic yards.

15) FLOOD ZONE:
(Check one)

- Yes No If yes, what zone. _____

16) APPLICATION/SUPPORTING DOCUMENTS:
(Indicate Attached or Not Applicable)

- | | | | |
|-------------------------------------|--------------------------|-------|---------------------------------|
| _____ | Project Narrative Letter | _____ | Fire Marshal's Review |
| <input checked="" type="checkbox"/> | Record Subdivision Plan | _____ | Letter from Public Water Supply |
| <input checked="" type="checkbox"/> | Site Development Plan | _____ | P.D.D.H. Approval |

_____ Plan and Profile	_____ Inland Wetlands Approval
_____ Standard Construction Details	_____ W.P.C.A. Approval
_____ Connecticut Highway Department	_____ Legal Boundary Description
_____ Engineering Department Review	_____ Zoning and Subdivision History
_____ Drainage Calculations	_____ Certificate from Assessor
_____ Other: _____	_____ Other: _____

17) REFERRALS:

(Check the ones that apply)

- A portion of the property effected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
- A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.
- Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- Subdivision/Resubdivision includes land which abuts or is partially located in the Town of _____.
- Referral to Regional Planning Agencies is required.

If any of the above applies, the applicant is required to give written notice of his/her application to the adjoining municipality and submit a copy to P&Z. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT.**

18) APPLICATION FEES: (Additional fees may apply – See Schedule of Fees)

Application Fee is as follows:

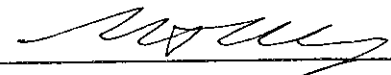
_____ Building Lots (x) \$ _____ per lot = \$ _____
 _____ Cubic yards (x) \$100 for each 1,000 cubic yards = \$ _____

Public Hearing Fee = \$ 2645.00
 State Fee = \$ _____
 Total Fee = \$ _____

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 Matthew Mihaly DATE 3/13/20

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 MATTHEW MIHALY DATE _____
CO-EXECUTOR

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)

Proposed subdivision of property at 312 Chestnut Tree Hill Rd

Inbox x



Laurie Collins <tomlauriec@gmail.com>

Jun 5, 2020, 3:25 PM (7 days ago)



Reply

to me

To whom it may concern:

My wife Laurene and I are the owners of the property at 286 Chestnut Tree Hill Rd. We noted with some interest the posting of the proposed plan to subdivide the Milhaly property at 312 Chestnut Tree Hill Road. While I have no background in any type of engineering, I would simply like to raise a concern regarding the southwest corner of the proposed lot 4, which borders on our property. The area includes a fairly steep slope, which runs from our property into the proposed lot 4. I do not know if the area noted in proposed lot 4 designated as a water course could be developed, but it appears to me that any new owner of a proposed lot 4 could make use of the southwest corner of the property, possibly in a manner that would destabilize the slope at the rear of our property. I would ask the Commission to insure in their current and future deliberations regarding activity on this parcel of land, that the stability of the slopes on both our property and the proposed new lot 4 be maintained.

Thank you for your consideration.

Thomas F. Collins
286 Chestnut Tree Hill Rd
Oxford, CT

Robert & Robbi Costigan
300 Chestnut Tree Hill Road
Oxford, CT 06478


June 10, 2020

Planning & Zoning Commission
Oxford Town Hall
486 Oxford Road
Oxford, CT 06478

Dear Zoning Commission,

My wife Robbi grew up in Oxford and when we got married, we were very excited to move to Chestnut Tree Hill Road. We have been here almost 30 years now. The rural feel here is second to none. The proposed subdivision, if approved, would mean we would have a house next to us and one directly behind us. We are absolutely opposed to this proposed subdivision because it will ruin the rural character of our neighborhood. The tree farm in between our home and the historical house would be replaced with a new house. The historical barn would also have a new house near it. The new house proposed behind our home would be off of Old Litchfield Turnpike, abutting the State Forest, where many people park their cars. The area there will become more congested. The dirt road would have to be improved to allow safe passage of vehicles. For these reasons, we would like you all to consider voting against this proposed subdivision. We have always appreciated living here. Oxford is a special place to live, please don't take that away from us...

Sincerely,


Robert & Robbi Costigan

David & Georgeann Erhardt
289A Chestnut Tree Hill Road
Oxford, CT 06478
203-463-0251

June 10, 2020

Oxford Town Hall
486 Oxford Road
Oxford, CT 06478
ATTN: Department of Planning & Zoning

To Whom It May Concern:

We were recently made aware of a proposed development across the street from our home. Please accept this letter as our plea not to consider this plan.

We are in our retirement years and have chosen this area because our neighborhood is so peaceful and quiet. More foot and car traffic and newly constructed houses would take away from this. To be honest, with the world as it is, the uncertainty of who will be purchasing these homes is a concern, too.

We thank you for your time and consideration.

A handwritten signature in cursive script that reads "Georgeann Erhardt". The signature is written in black ink and includes a stylized flourish at the end.

David & Georgeann Erhardt

Timothy & Jeannine Blue
289 Chestnut Tree Hill Road
Oxford, CT 06478
203-394-8199

Department of Planning & Zoning
Oxford Town Hall
Oxford Road
Oxford, CT 06478



To Whom It May Concern:

This letter is in response to the proposed plan of building homes at the lot of Chestnut Tree Hill Road. We purchased our home one year ago. The draw, for us, to this neighborhood was the large lots, the beautiful older homes and peace & quiet.

We feel adding more houses and cars to this neighborhood, a matter of yards from our home, will take from the tranquility and charm we have at this time.

Thank you for considering our view point.

Respectfully,

Timothy & Jeannine Blue

June 8, 2019

Planning & Zoning Commission

486 Oxford Rd

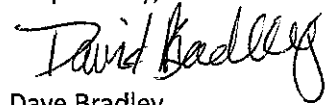
Oxford, CT. 06478

To the Planning and Zoning Commission:

I have been a resident on Chestnut Tree Hill Road since 1961. I grew up at 289 Chestnut Tree Hill Road, which is a historical homestead with my parents and three brothers. It was a great place to grow up, always quiet and rural. In 1989, my wife and I built a house on some of my parents' property at 285 Chestnut Tree Hill Road and have been here ever since. We raised our two children here. I am writing to express myself and my wife's opposition to having new houses built in our neighborhood. As it stands, the natural landscape, tree farm, and historic homes that grace the area are treasured by our community. I feel it would be a detriment to the neighborhood and environment to allow construction and, frankly, clutter this beautiful part of Oxford.

I appreciate your time and hope you take my comments into consideration.

Respectfully,

A handwritten signature in black ink that reads "Dave Bradley". The signature is written in a cursive, flowing style.

Dave Bradley



NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL
ENGINEERING & SURVEYING

March 19, 2020

Mr. Jeffrey Luff, Chairman
Planning and Zoning Commission
Town of Oxford
486 Oxford Road
Oxford, CT 06478

Re: 312 Chestnut Tree Hill Road, Oxford, CT

Dear Mr. Luff:

Nafis & Young Engineers, Inc. (NYE) is in receipt of Plans for a four (4) lot subdivision on the above-referenced site. We offer the following:

1. Please provide area calculations for each lot including wetland areas and steep slope areas.
2. Please identify first floor elevations for each unit.
3. Please provide a grass lined swale at the bottom of Lots 3 and 4 with stone check dams. Grade the swale to accept runoff from Old Litchfield Turnpike and said lots and discharge the swale to the pond.
4. Please provide sight distance data for the driveways for Lots 1 & 2.
5. The contours for the Old Litchfield Turnpike area grade onto the State of Connecticut land. Has permission been secured to grade on State property?
6. Please clarify proposed improvements to Old Litchfield Turnpike (i.e. paving, processed stone, curbing, ...etc.) Millings for pavement do not meet the Town of Oxford Zoning Regulations. Twenty (20') foot road width does not meet the Town of Oxford Zoning Regulations.
7. Please indicate limit of disturbance for each lot.
8. Please identify locations of silt fencing.
9. Please clarify grading in septic system areas.
10. Please provide sizing calculations for roof leader infiltrators.
11. Please provide driveway details, swale details, check dam details and rip rap details.

If you should have any questions, please feel free to reach out to me at 203-314-8041.

Sincerely,

James H. Galligan, P.E.
Nafis & Young Engineers, Inc.
Town Engineer of Oxford



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

RECEIVED
5/20/20

Conservation Commission / Inland Wetlands Agency

May 21, 2020

To: The Chairman of Planning and Zoning Commission, Town of Oxford, Connecticut
Re: 312 Chestnut Tree Hill Rd Subdivision

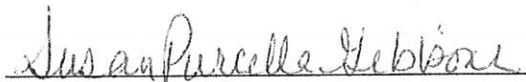
Dear Chairperson and Commissioners:

After a full review of the subdivision layout for 312 Chestnut Tree Hill Rd the Commission makes this recommendation to the Zoning Board:

The lot layout does not have any location for open space. The Commission agrees with this. We do not believe in the taking of land at this location has any great benefit. The State of Ct. has open forest land across Old Litchfield Road. Oxford Zoning does allow for receiving monetary funds in lieu of land. The Conservation Commission is unanimously in favor of this. We do not recommend a waiver of open space donation. As you may know these funds are used to purchase larger parcels of land for open space. These funds are crucial to helping add open space land. These purchases help keep taxes low by preventing other residential development. Purchasing open space helps retain Oxford rural character.

I thank you in advance

Sincerely,



Susan Purcella Gibbons
Chairman of Conservation Commission.



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

RECEIVED
5/26/20

Conservation Commission / Inland Wetlands Agency

May 21, 2020

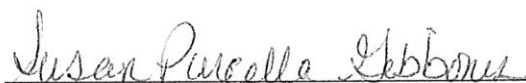
To: The Chairman of Planning and Zoning Commission, Town of Oxford, Connecticut
Re: 312 Chestnut Tree Hill Rd Subdivision

Dear Chairperson,

As you may know the Inland Wetlands Commission wears two hats. The second is the Conservation Commission. Our primary directive by state mandate is to advise the Zoning Commission on decisions about development and subdividing. Most importantly open space acquisition and fees in lieu of.

I thank you in advance

Sincerely,


Susan Purcella Gibbons
Chairman of Conservation Commission.



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

Planning and Zoning Commission

Application #: Z-20-034
Date: _____

STATEMENT OF USE

Article 11, Section 2

Property Address: 312 CHESTNUT TREE HILL RD. Zone: RES. A Map: 37 Block: 5 Lot: 2

Name and Address of Owner: ESTATE OF SERGE MIHALY SR.

Name and Address of Applicant: MATTHEW MIHALY CO-EXECUTOR

Name of Proposed Business: 111 BOOTH HILL RD. TRUMBULL, CT 06611

Total Square Footage: _____

Hours of Operation: _____

Number of Employees: _____

List Hazardous and/or Chemicals Material on site: _____

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

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.

Applicant's Signature

Date

BOMBERO & ASSOCIATES
PROFESSIONAL LAND SURVEYING & ENGINEERING
7 HEMLOCK ROAD
NEWTOWN, CONNECTICUT 06470
PHONE: 203-530-9779

March 11, 2020
Town of Oxford
Planning and Zoning Commission
Oxford, CT

Re: 312 Chestnut Tree Hill Road, Resubdivision

Dear Commission:

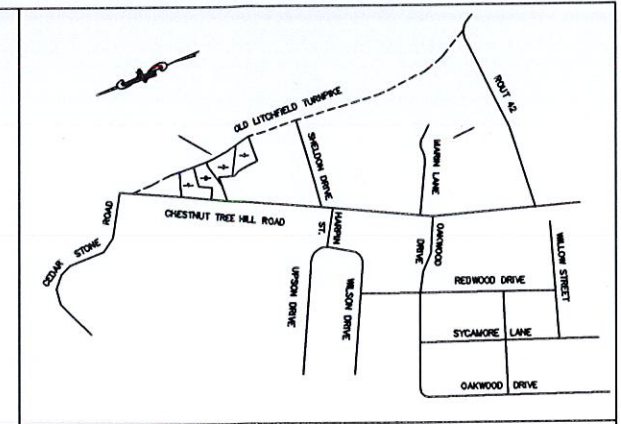
On behalf of the property owner, we are requesting a waiver of the Open Space requirement. The property is located adjacent to the Naugatuck State Forest (formerly property of Bridgeport Hydraulic Company). This allows each divided lot access to the many acres of open space offered by the State Forest, making the typical release of land from this owner inconsequential to the overall utility of the properties.

Thank you.

Sincerely,

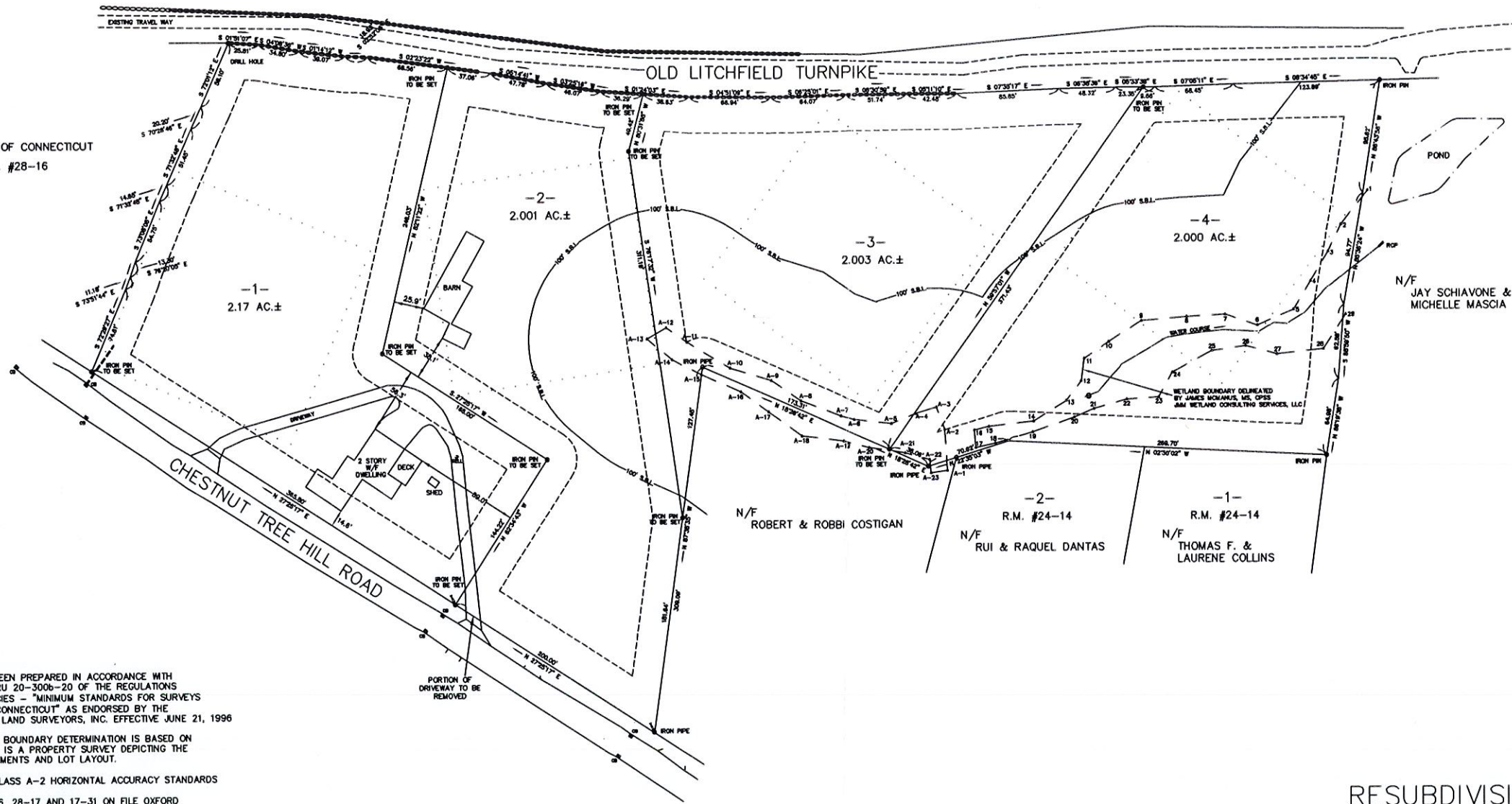


Paul J. Bombero Sr., L.S. #70049



N/F
STATE OF CONNECTICUT
R.M. #28-16

N/F
STATE OF CONNECTICUT
R.M. #28-16



NOTE:

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996

THIS IS A RESUBDIVISION MAP. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY. THIS IS A PROPERTY SURVEY DEPICTING THE POSITION OF EXISTING IMPROVEMENTS AND LOT LAYOUT.
- 2.) THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS
- 3.) REFER TO MAPS 24-14, 28-16, 28-17 AND 17-31 ON FILE OXFORD TOWN CLERK'S OFFICE
- 4.) NORTH BASED ON MAP 17-31 (NOTE 3)
- 5.) PROPERTY IS NOT LOCATED IN A FLOOD ZONE, ACCORDING TO FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT, PANEL 254 OF 635, MAP NUMBER 09009C0254H, EFFECTIVE DATE DECEMBER 17, 2010.
- 6.) PROPERTY IS LOCATED IN RESIDENCE "A" DISTRICT, TAX MAP 37 BLOCK 5 LOT 2
- 7.) PROPERTY TO BE SERVED BY PRIVATE WELLS AND ENGINEERED SUB-SURFACE SEWAGE DISPOSAL SYSTEMS.
- 8.) TOTAL AREA = 8.174 AC.±, WETLAND AREA = 0.376 AC.±.
- 9.) THE LOTS AS DESIGNED ALLOW FOR SOLAR ACCESS
- 10.) IRON PINS TO BE SET AT LOT CORNERS

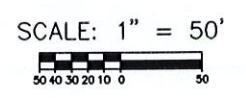
APPROVED BY THE OXFORD PLANNING AND ZONING COMMISSION
CHAIRMAN _____ DATE: _____
SECRETARY _____ DATE: _____

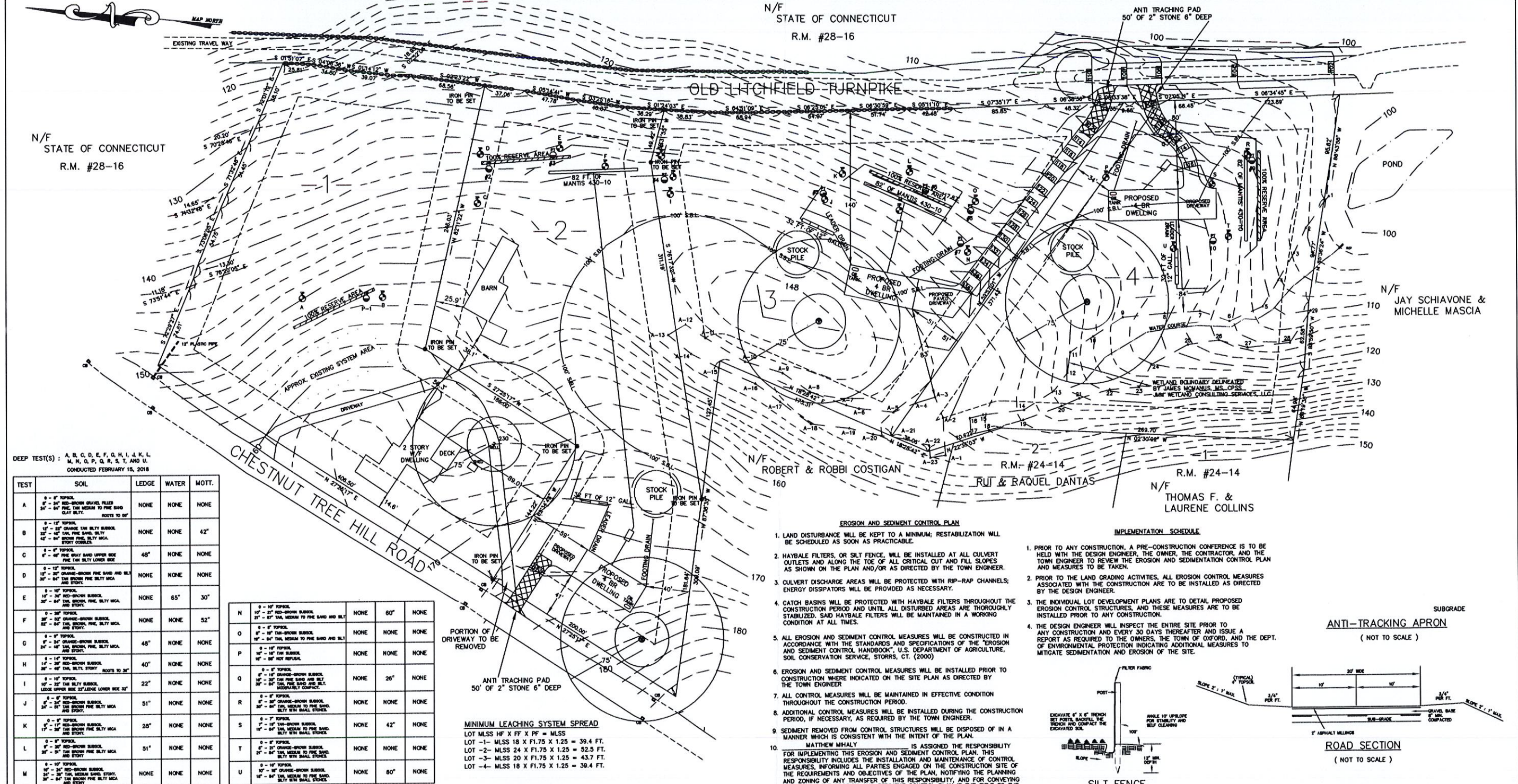
ALL IMPROVEMENTS SO NOTED ON THESE PLANS SHALL BE COMPLETED WITHIN A FIVE YEAR PERIOD COMMENCING FROM DATE OF APPROVAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Paul J. Bombero
PAUL J. BOMBERO, SR., L.S. #70049
7 HEMLOCK ROAD
NEWTOWN, CONN.
PHONE: 203-530-9779

RESUBDIVISION OF PROPERTY
312 CHESTNUT TREE HILL ROAD
IN OXFORD, CONN.

FOR MATTHEW MIHALY
MARCH 11, 2020





DEEP TEST(S): A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U.
CONDUCTED FEBRUARY 15, 2018

TEST	SOIL	LEDGE	WATER	MOTT.
A	0 - 6" TOPSOIL 6" - 24" RED-BROWN BRN. CLAY 24" - 84" FINE TO MEDIUM FINE SAND CLAY SILTY ROOTS TO 80"	NONE	NONE	NONE
B	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN FINE SAND 24" - 42" TAN FINE SAND, SILTY 42" - 84" BROWN FINE SILTY MCA. AND STONY	NONE	NONE	42"
C	0 - 6" TOPSOIL 6" - 48" FINE SAND UPPER SIDE FINE SILTY LOWER SIDE	48"	NONE	NONE
D	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN FINE SAND AND SILT 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	NONE	NONE	NONE
E	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	NONE	65"	30"
F	0 - 24" TOPSOIL 24" - 36" ORANGE-BROWN SUBSOIL 36" - 84" TAN BROWN FINE SILTY MCA. AND STONY	NONE	NONE	52"
G	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	48"	NONE	NONE
H	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	40"	NONE	NONE
I	0 - 12" TOPSOIL 12" - 24" SILTY SUBSOIL LEAD UPPER SIDE 24" LEAD LOWER SIDE 24"	22"	NONE	NONE
J	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	51"	NONE	NONE
K	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	28"	NONE	NONE
L	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	51"	NONE	NONE
M	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MCA. AND STONY	NONE	NONE	NONE

N	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	60"	NONE
O	0 - 6" TOPSOIL 6" - 12" TAN-BROWN SUBSOIL 12" - 24" TAN MEDIUM TO FINE SAND AND SILT	NONE	NONE	NONE
P	0 - 6" TOPSOIL 6" - 12" TAN-BROWN SUBSOIL 12" - 24" TAN MEDIUM TO FINE SAND AND SILT	NONE	NONE	NONE
Q	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	28"	NONE
R	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	NONE	NONE
S	0 - 6" TOPSOIL 6" - 12" TAN-BROWN SUBSOIL 12" - 24" TAN MEDIUM TO FINE SAND AND SILT	NONE	42"	NONE
T	0 - 6" TOPSOIL 6" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	NONE	NONE
U	0 - 12" TOPSOIL 12" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	80"	NONE

MINIMUM LEACHING SYSTEM SPREAD
LOT MLSS HF X FF X PF = MLSS
LOT -1- MLSS 18 X F1.75 X 1.25 = 39.4 FT.
LOT -2- MLSS 24 X F1.75 X 1.25 = 52.5 FT.
LOT -3- MLSS 20 X F1.75 X 1.25 = 43.7 FT.
LOT -4- MLSS 18 X F1.75 X 1.25 = 39.4 FT.

N/F STATE OF CONNECTICUT
R.M. #28-16

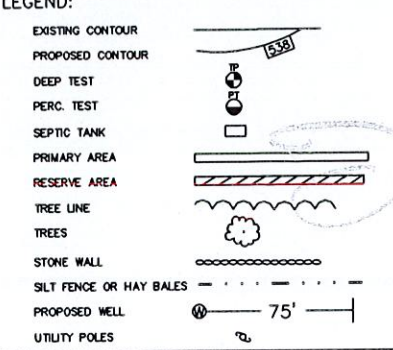
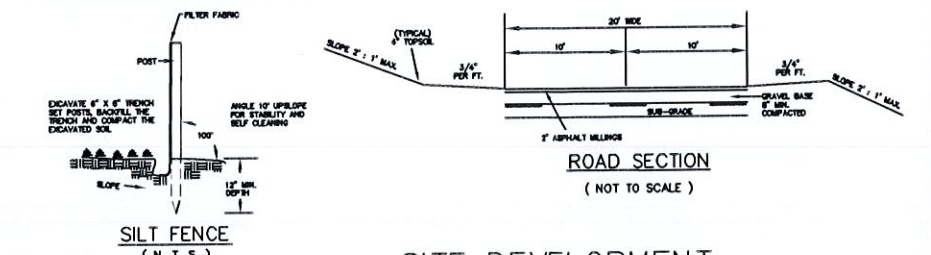
N/F ROBERT & ROBBI COSTIGAN
R.M. #24-14

N/F JAY SCHIAVONE & MICHELLE MASCIA
R.M. #24-14

N/F THOMAS F. & LAURENE COLLINS
R.M. #24-14

- EROSION AND SEDIMENT CONTROL PLAN**
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
 - HAYBALE FILTERS, OR SILT FENCE, WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL GUT AND FILL SLOPES AS SHOWN ON THE PLAN AND/OR AS DIRECTED BY THE TOWN ENGINEER.
 - CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP-RAP CHANNELS; ENERGY DISSIPATORS WILL BE PROVIDED AS NECESSARY.
 - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SAID HAYBALE FILTERS WILL BE MAINTAINED IN A WORKING CONDITION AT ALL TIMES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "EROSION AND SEDIMENT CONTROL HANDBOOK", U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CT. (2000)
 - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHERE INDICATED ON THE SITE PLAN AS DIRECTED BY THE TOWN ENGINEER.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY, AS REQUIRED BY THE TOWN ENGINEER.
 - SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
 - MATTHEW MIHALY IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

- IMPLEMENTATION SCHEDULE**
- PRIOR TO ANY CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS TO BE HELD WITH THE DESIGN ENGINEER, THE OWNER, THE CONTRACTOR, AND THE TOWN ENGINEER TO REVIEW THE EROSION AND SEDIMENTATION CONTROL PLAN AND MEASURES TO BE TAKEN.
 - PRIOR TO THE LAND GRADING ACTIVITIES, ALL EROSION CONTROL MEASURES ASSOCIATED WITH THE CONSTRUCTION ARE TO BE INSTALLED AS DIRECTED BY THE DESIGN ENGINEER.
 - THE INDIVIDUAL LOT DEVELOPMENT PLANS ARE TO DETAIL PROPOSED EROSION CONTROL STRUCTURES, AND THESE MEASURES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION.
 - THE DESIGN ENGINEER WILL INSPECT THE ENTIRE SITE PRIOR TO ANY CONSTRUCTION AND EVERY 30 DAYS THEREAFTER AND ISSUE A REPORT AS REQUIRED TO THE OWNERS, THE TOWN OF OXFORD, AND THE DEPT. OF ENVIRONMENTAL PROTECTION INDICATING ADDITIONAL MEASURES TO MITIGATE SEDIMENTATION AND EROSION OF THE SITE.



NOTES:

- GRAVITY SEPTIC SYSTEMS ARE Viable ON ALL LOTS AS SUBDIVIDED.
- OIL TANKS TO BE LOCATED INSIDE DWELLINGS.
- TOPOGRAPHY FROM GIS AND FIELD SPOT ELEVATIONS, ASSUMED DATUM.
- DRIVEWAYS TO CONFORM TO CURRENT TOWN REGULATIONS

Signature: Hemraj Khona

HEMRAJ KHONA P. E. #9947
20 TOPAZ LANE
TRUMBULL, CONN. 06611
PHONE: 203-459-2471

PERCOLATION TEST P-1			PERCOLATION TEST P-3			PERCOLATION TEST P-5			PERCOLATION TEST P-7			PERCOLATION TEST P-9		
TIME	READING	DROP	TIME	READING	DROP	TIME	READING	DROP	TIME	READING	DROP	TIME	READING	DROP
12:10	18.5"	1"	12:14	6.25"	2.25"	12:08	8"	4.5"	2:42	8"	3.50"	2:38	8.5"	4"
12:20	11.5"	0.75"	12:24	6.25"	2"	12:18	10.5"	3.5"	2:50	6.25"	2"	2:45	12.5"	4"
12:30	12.25"	0.9"	12:34	6.25"	1.75"	12:28	12"	2"	3:02	7.25"	1.5"	3:00	14.5"	1.5"
12:40	13.25"	0.8"	12:44	6"	1.75"	12:36	10"	2"	3:12	8.5"	2.25"	3:05	16"	1.5"
12:50	13.25"	0.8"	12:54	11.75"	1.75"	12:48	17"	2.5"	3:22	11"	1.50"	3:15	17"	1"
1:00	13.75"	0.5"	1:04	13.25"	1.8"	12:58	18.5"	1.8"	3:32	12.25"	1"	3:25	18"	1"
1:10	14.25"		1:14	14.25"		1:08	24"		3:42	13.25"	1"	3:35	19"	
DEPTH 31" 1 HR. PRESOAK 1" / 20 MIN.			DEPTH 32" 1 HR. PRESOAK 1" / 8.7 MIN.			DEPTH 32" 1 HR. PRESOAK 1" / 8.7 MIN.			DEPTH 29" 1 HR. PRESOAK 1" / 10 MIN.			DEPTH 32" 1 HR. PRESOAK 1" / 10 MIN.		
PERCOLATION TEST P-2			PERCOLATION TEST P-4			PERCOLATION TEST P-6			PERCOLATION TEST P-8			PERCOLATION TEST P-10		
TIME	READING	DROP	TIME	READING	DROP	TIME	READING	DROP	TIME	READING	DROP	TIME	READING	DROP
12:12	13.5"	2"	12:17	14.5"	4.5"	2:40	8"	3.50"	2:42	8"	3"	3:37	4"	2"
12:22	14.5"	2"	12:24	12.5"	2.75"	2:50	10.25"	2.75"	2:55	11"	2"	3:47	3.25"	1.25"
12:32	16.75"	3.25"	12:34	15.25"	1.5"	3:00	12"	2.5"	3:05	12"	1"	3:57	2.25"	1"
12:42	17"	2"	12:44	13.75"	1.75"	3:10	13.5"	1.5"	3:15	13"	1.5"	4:07	6.25"	1.75"
12:52	21"	2"	12:54	16.5"	1.75"	3:20	15.5"	1.8"	3:25	14.25"	1.25"	4:17	7"	1"
1:02	23"	1.5"	1:04	21.25"	1.75"	3:30	18.25"	1"	3:35	18.25"	1"	4:27	8"	1"
1:12	24.5"	1.5"	1:14	22.25"	1"	3:40	18.25"	1"	3:45	18.25"	1"	4:37	10.75"	1.75"
DEPTH 30" 1 HR. PRESOAK 1" / 10 MIN.			DEPTH 28" 1 HR. PRESOAK 1" / 10 MIN.			DEPTH 29" 1 HR. PRESOAK 1" / 10 MIN.			DEPTH 29" 1 HR. PRESOAK 1" / 10 MIN.			DEPTH 34" 1 HR. PRESOAK 1" / 13.5 MIN.		

SITE DEVELOPMENT
SOIL EROSION & SEDIMENT CONTROL PLAN
312 CHESTNUT TREE HILL ROAD
IN OXFORD, CONN.
FOR MATTHEW MIHALY
MARCH 11, 2020
SCALE: 1" = 40'

PLANNING & ZONING COMMISSION

TOWN OF OXFORD
486 Oxford Road
Oxford, CT 06478
(203) 888-2543

Zf: _____
Date Rec'd: _____
Date on Agenda: _____
65-Day Expiration: _____

ZONING PERMIT APPLICATION

(This permit is hereby applied for in accordance with the requirements of the Oxford Zoning Regulations)

Property Identification

Street Address: 278 Oxford Rd
Subdivision Name: _____ Date Approved: _____
Map: _____ Block: _____ Lot: _____ Zoning district: _____

Owner/Applicant

Owner Name: T + J Realty
Owner Address: 3333 Main Street, Storford, CT
Owner Telephone: _____

Applicant Name: The Book's Nest/Ox Axe Co, LLC
Applicant Address: 299 Oxford Rd, Oxford, CT
Applicant Telephone: 203 894-3136

Miscellaneous Information

Special Exception: 7.3.16 Sale of Alcohol Article _____ Section _____ Yes No
Site Plan Approval: Article _____ Section _____ Yes No
Estimated Cost of Construction: _____
Variance Granted: _____ Date Granted: _____

Signatures/Authorization

Application for Zoning Permit approval as described herein is hereby made. The Oxford Planning & Zoning Commission and its technical staff are authorized to enter the property for the purpose of evaluating this application.

Permit Void If: a) Work or activity not commenced within 1 year of the date of issuance or b) Authorized construction not completed within 2 years of the date of issuance.

This permit, if issued, is based upon the plot plan submitted. Falsification, by misrepresentation or omission, or failure to comply with the conditions of approval of this permit constitute a violation of the Oxford Zoning Regulations.

- Purpose
- New Home
 - Addition
 - Garage
 - Cottage Business
 - Swimming Pool IG AG
 - Sign
 - Shed
 - Barn
 - Change of Use 7.3.16
 - Excavating/Filling
 - Trailer
 - Other _____

- Use
- Single-Family Residence
 - Multi-Family Residence
 - Commercial
 - Industrial
 - Residential/POD
 - Other _____

- Required Approvals and Dates
- Inland Wetlands _____
 - P.D.D.H. _____
 - Fire Marshal _____
 - Z.B.A. _____
 - W.P.C.A. _____
 - Floodplain _____
 - Copy of Deed _____
 - Driveway _____
 - Erosion Control Plan _____
 - Plot Plan *
 - Other _____

_____ Town Fee
_____ State Fee
_____ Total Fee

Property Owner or Agent

Date

*Draw plot plan of proposed construction and attach. Plan must show property boundaries and dimensions; location of proposed buildings on property with respect to boundaries; location of existing buildings on property; outside dimensions of all buildings proposed or now existing; location of water supply; location of sewage system. All copies must have a complete sketch. Construction and use must be exactly as described in this application. If later changes from this plan are desired prior approval of an amended application is necessary.

Denied Approved By: _____ Date: _____
Title: _____
Reason for Denial _____

ZPA-1
(Adopted 5/15/97)

STATEMENT OF USE

The property will be utilized as a member's only bar. There is an interior bar space and an exterior fenced in area. Each of the designated areas are drawn and identified on the attached sketch of the space. Fencing similar to that in the attached picture will be utilized to enclose the outdoor seating area. Only members of the Oxford Axe Throwing will be allowed entry into the bar and outdoor area. This is not a public bar. The outdoor fenced in area will be astro turf, include tables/chairs and will have corn hole games. The bar/outdoor area will be a place for members to continue their evening after a night of axe throwing.

The Boar's Nest will provide waiter/waitress served alcohol to the members who are participating in axe throwing at Oxford Axe Throwing. Oxford Axe Throwing will no longer allow alcohol or drinks of any kind to be brought into the facility. Servers will only be authorized to serve beer and/or wine in Oxford Axe Throwing. Members of Oxford Axe Throwing will not be allowed to bring drinks from The Boar's Nest into Oxford Axe Throwing in order to provide for monitoring and consumption of the beer and wine. There will be a closed door between the two facilities which will be monitored to ensure compliance this term. This change will allow for Oxford Axe Throwing to better monitor the consumption of alcohol.

Hours of Operation:

Monday - Closed

Tuesday-Thursday 5pm-12am

Friday 5pm-2am

Saturday 12pm-2am

Sunday 12pm-10pm

Parking:

Regulation 3.24.1 provides the requirements of parking which is 1 parking spot for every 100 square feet of gross leasable area or 1 per 3 seats, whichever is greater (pursuant to 3.24). Based upon the square footage of the unit this business will require 33 parking spots. The business location is a previously approved site plan which site plan was dated 9/24/1987. Pursuant to the site plan there are sufficient parking spaces at the location to meet the needs for the proposed business.

Signage:

The applicant will submit prior to the public hearing a detailed rendering of the proposed sign, including dimensions, for the business in accordance with Regulation 16.6.3.

TERENCE G. BLAKE
3333 Main Street Suite 200
Stratford CT 06614

March 12, 2020

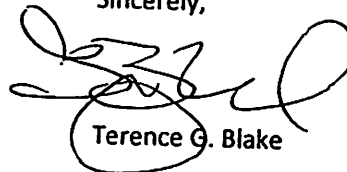
Planning and Zoning
Oxford Town Hall
468 Oxford Road
Oxford CT 06478

Re: 248 Oxford Road Oxford CT

To Whom It May Concern:

I am the owner of 248 Oxford Road, Oxford, Connecticut. By signing below, I authorize Boar's Nest to file a Zoning Permit Application - Use Permit with the Town of Oxford for the property located at 248 Oxford Road, Oxford, Connecticut.

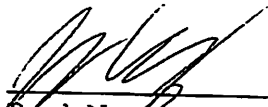
Sincerely,

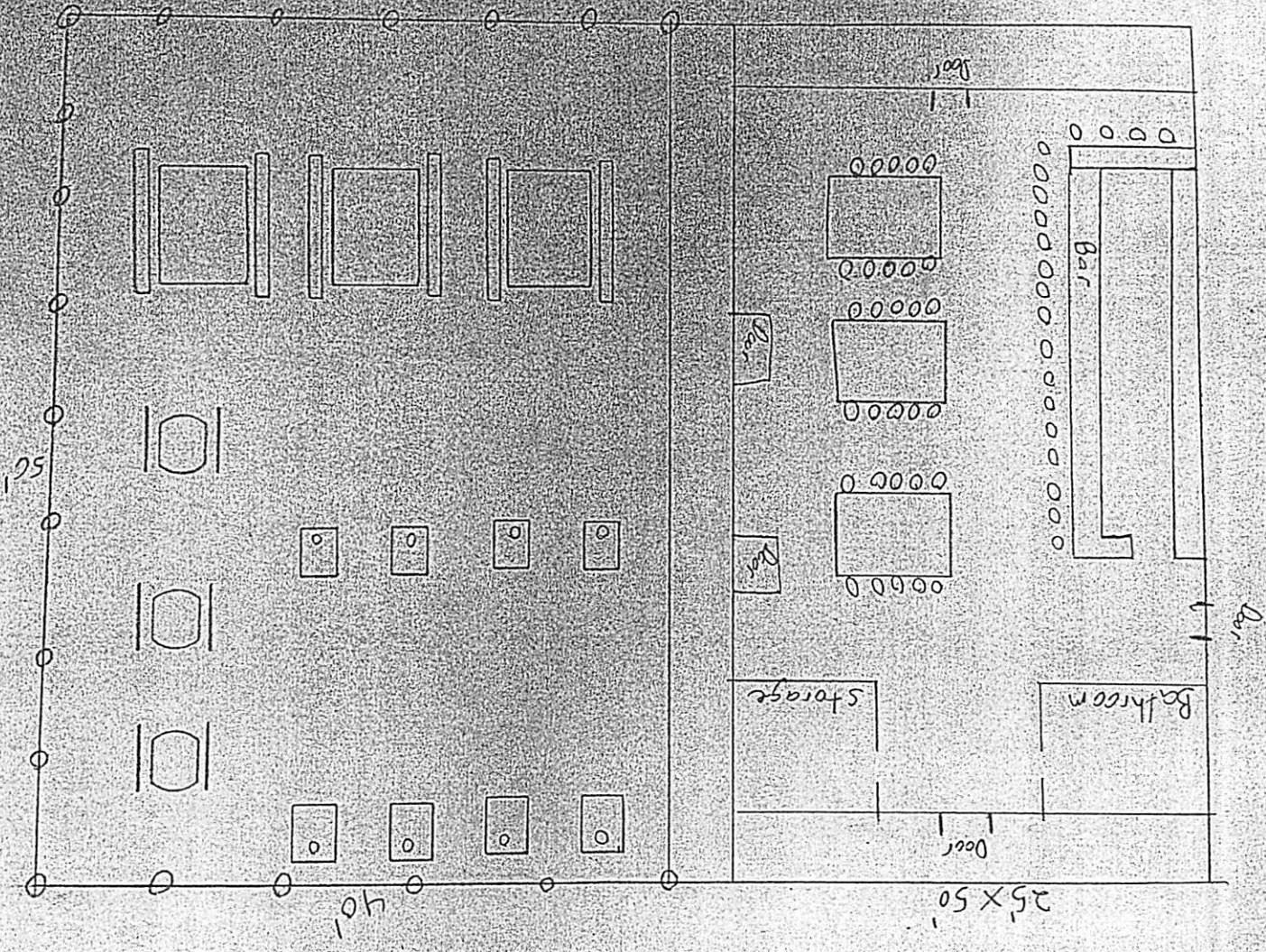


Terence G. Blake

To: Oxford Planning and Zoning Department
From: Boar's Nest
278 Oxford Road, Oxford, CT 06478
Re: Use Permit Application
Date: March 12, 2020

Please be advised that Attorney Karen A. Fisher of Fisher Law Firm, LLC, 7 Wakeley Street, Seymour, CT 06483 is hereby authorized to represent the Boar's Nest with regard to the Use Permit Application for the property located at 278 Oxford Road, Oxford, CT. This authorization shall include authority to sign the Zoning Permit Application on our behalf and appearance before the Commission.


Boar's Nest
By: Justin Harding
Duly Authorized





Classic white vinyl privacy fence | Mossy Oak Fence ...

 Pinterest

1600 x 1200 jpeg || Image may be subject to copyright.





Karen Fisher

From: Boroski, Robert <Robert.Boroski@ct.gov>
Sent: Friday, May 29, 2020 11:03 AM
To: Karen Fisher
Subject: Re: Oxford P&Z - Question

Yes, this is what I was referring to.

*Sergeant R. Boroski #111
Oxford Resident Trooper Office - Troop A*

“No one is compelled to choose the profession of a police officer; but having chosen it, everyone is obligated to perform its duties and live up to the high standards of its requirements”. President Calvin Coolidge

From: Karen Fisher <karen.fisher@kfisherlaw.com>
Sent: Thursday, May 28, 2020 12:50 PM
To: Boroski, Robert
Subject: RE: Oxford P&Z - Question

Attached is the revised Handbook. I again turn your attention to pages 24 and 25. Does this meet with your request?

Please Note - Due to the health concerns surrounding COVID-19, our office will be modifying its office availability. We are currently utilizing remote work arrangements and capabilities. We are offering video conferences through ZOOM or phone conferences in order to maintain contact with clients and professionals. The office will be physically open from 9:00 a.m. to noon each day. If items need to be dropped off please let us know and we can make arrangements for that to occur safely. We will continually monitor emails and phone messages from 9 am. to 5 pm. Any messages left on voicemail or through email will be responded to at the earliest opportunity. Thank you for your support during this difficult time. Stay healthy and safe.

Attorney Karen A. Fisher
Fisher Law Firm, LLC
7 Wakeley Street, 2nd Floor
Seymour, Connecticut 06483
(203) 828-6191
(203) 828-6193 Fax
www.kfisherlaw.com

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Wire Fraud Alert – Please note that your funds are held in escrow at Ion Bank. Please contact the legal assistant or attorney handling your matter at Fisher Law Firm, LLC for specific instructions regarding our account information BEFORE wiring funds. If you ever receive an email appearing to be from our office saying that our wire instructions have changed, or requesting a wire transfer, please immediately contact us at (203) 203-828-6191 as you may be the victim of a scam. Email

accounts of law firms, realtors, and other professionals are being targeted by sophisticated hackers in an attempt to steal your money by initiating fraudulent wire transfers.

From: Boroski, Robert [mailto:Robert.Boroski@ct.gov]
Sent: Tuesday, May 26, 2020 2:58 PM
To: Karen Fisher <karen.fisher@kfisherlaw.com>
Cc: Scott Pelletier <chiefsjp@oxford-ct.gov>
Subject: Re: Oxford P&Z - Question

Whether or not your bar can be held liable, bartenders should be trained on your bar's policy for cutting off patrons, how to handle the situation, and what to do if a situation escalates. Below is the statute for CT Dram Shop Act

This is CGS 30-102

Sec. 30-102. Dram Shop Act; liquor seller liable for damage by intoxicated person. No negligence cause of action for sale to person twenty-one years of age or older. If any person, by such person or such person's agent, sells any alcoholic liquor to an intoxicated person, and such purchaser, in consequence of such intoxication, thereafter injures the person or property of another, such seller shall pay just damages to the person injured, up to the amount of two hundred fifty thousand dollars, or to persons injured in consequence of such intoxication up to an aggregate amount of two hundred fifty thousand dollars, to be recovered in an action under this section, provided the aggrieved person or persons shall give written notice to such seller of such person's or persons' intention to bring an action under this section. Such notice shall be given (1) within one hundred twenty days of the occurrence of such injury to person or property, or (2) in the case of the death or incapacity of any aggrieved person, within one hundred eighty days of the occurrence of such injury to person or property. Such notice shall specify the time, the date and the person to whom such sale was made, the name and address of the person injured or whose property was damaged, and the time, date and place where the injury to person or property occurred. No action under the provisions of this section shall be brought but within one year from the date of the act or omission complained of. Such injured person shall have no cause of action against such seller for negligence in the sale of alcoholic liquor to a person twenty-one years of age or older.

*Sergeant R. Boroski #111
Oxford Resident Trooper Office - Troop A*

“No one is compelled to choose the profession of a police officer; but having chosen it, everyone is obligated to perform its duties and live up to the high standards of its requirements” . President Calvin Coolidge

From: Karen Fisher <karen.fisher@kfisherlaw.com>
Sent: Tuesday, May 26, 2020 2:29 PM
To: Boroski, Robert
Subject: RE: Oxford P&Z - Question

Thank you for your prompt response. So is it just a statement that service of drinks to customers should be monitored and there is a policy of no over-serving?

What could you once consider overserving?

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Attorney Karen A. Fisher
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From: Boroski, Robert [<mailto:Robert.Boroski@ct.gov>]
Sent: Tuesday, May 26, 2020 1:22 PM
To: Karen Fisher <karen.fisher@kfisherlaw.com>
Subject: Re: Oxford P&Z - Question

Hi Karen,

I'm sure you will have a separate employee handbook / policies for the Boar's Nest. This office would like wording in the policy about overserving, as I'm assuming there will be a bartender or a server serving drinks. This in conjunction with Page 24 of the Ox Ax Co would meet our needs.

Any other concerns or issues please let me know,

Sergeant R. Boroski #111

Oxford Resident Trooper Office - Troop A

“No one is compelled to choose the profession of a police officer; but having chosen it, everyone is obligated to perform its duties and live up to the high standards of its requirements” . President Calvin Coolidge

From: Karen Fisher <karen.fisher@kfisherlaw.com>

Sent: Tuesday, May 26, 2020 9:05 AM

To: Boroski, Robert

Cc: Scott Pelletier

Subject: Oxford P&Z - Question

Good Morning Sargent Boroski,

As you may recall I represent Ox Axe Co, LLC. I had to reach out to you previously at the request of the Oxford P&Z Commission when my clients made an application for the Oxford Axe Throwing business. That application was approved by the Committee. My clients have now submitted an application for “The Boar’s Nest” a private members only bar to be opened next door to Oxford Axe Throwing. The matter went to public hearing and the hearing was continued to next week. They have asked that I again reach out to you as they want to see in writing that we have complied with your requests for our employee handbook, etc. I believe that Page 24 addresses those items that we discussed.

I am also going to ask the question as to whether or not you believe we need anything further to be provided to our employees to ensure safety on the premises. Is there anything else that emergency personal would request or require with regard to the Boars Nest (the private members only bar)?

I have cc’d Scott Pelletier on this email in case he wanted to add anything. I do not believe I have an email address for the EMS supervisor.

I would appreciate a response in writing so that I can present it to the board as part of the public hearing. Your time and attention are greatly appreciated.

Stay safe and healthy.

Karen

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Attorney Karen A. Fisher
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TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning and Zoning Commission

Z#:	_____
Date Received:	_____
Date Accepted:	_____
Date on Agenda:	_____
65 Day Exp.:	_____
Extension:	_____
2 nd 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: _____ |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Special Exception | S/E (Include Article & Section No.): _____ |
| <input checked="" type="checkbox"/> Excavation | <input type="checkbox"/> Map/Text Amendment | (Include Article & Section No.): _____ |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project Title (Subdivision): **Lot 1R Pheasant Run Business Park**

2) **PROPERTY LOCATION:**

Street Address: **2 Pheasant Run Road, Oxford, CT 06478**

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:

Map: **3** Block: **29** Lots: **161** 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 checked="" type="checkbox"/> Municipal Sanitary Sewers | <input type="checkbox"/> Private Wells |
| <input type="checkbox"/> On Site Septic Systems | <input checked="" 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: **589 Investment, LLC**
Address: **P.O. Box 506**
Town: **Oxford** State: **CT** Zip Code: **06478**
Phone: **(203) 881-9620** Fax: _____ Email: **mark@ctearthworks.com**

4) OWNER(s): **589 Investments, LLC**
Address: **P.O. Box 506**
Town: **Oxford** State: **CT** Zip Code: **06478**
Phone: **(203) 881-9620** Fax: _____ Email: **mark@ctearthworks.com**

5) APPLICANT'S OWNERSHIP INTEREST: _____

6) LAND SURVEYOR: **Accurate Land Surveying, LLC** REG. No: **23556**
Address: **39 New Haven Road**
Town: **Seymour** State: **Connecticut** Zip Code: **06483**
Phone: **(203) 881-8145** Fax: _____ Email: _____

7) CIVIL ENGINEER: **Civil 1, Inc.** REG. No: **17206**
Address: **43 Sherman Hill Road, Suite D-101**
Town: **Woodbury** State: **Connecticut** Zip Code: **06798**
Phone: **(203) 266-0778** Fax: _____ Email: **siyuan@civil1.com**

8) ARCHITECT: _____ REG. No: _____
Address: _____
Town: _____ State: _____ Zip Code: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

9) PREFERRED OR RECOMMENDED NAMES OF NEW ROADS TO BE CONSTRUCTED: **N/A**
(Subject to BOS Approval)
(Check One) Private Road Town Road _____ Length of Road

10) STATUS OF WETLANDS PERMIT: **PENDING**
(Please Provide a Copy)

11) ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS: **0.52 Acres**

12) SURETY OPTION (See Article 9 of Subdivision Regulations):
(Check the one that applies)
 Not Applicable.
 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)
 Not Applicable.
 No waivers of the subdivision regulations are required.
 Waivers of one or more sections of the subdivision regulations are requested. **See Attached Request**
(Please provide a written description of the reason for the waiver and attached to and make part of this application.)

14) **EARTH EXCAVATION:**

(Check one)

Yes No

If yes, how many cubic yards of material to be removed, filled, and/or dispersed. **±13,320** cubic yards.

15) **FLOOD ZONE:**

(Check one)

Yes No If yes, what zone.

16) **APPLICATION/SUPPORTING DOCUMENTS:**

(Indicate Attached or Not Applicable)

N/A _____	Project Narrative Letter	N/A _____	Fire Marshal's Review
N/A _____	Record Subdivision Pan	N/A _____	Letter from Public Water Supply
Attached	Development Plan	N/A _____	P.D.D.H. Approval
N/A _____	Plan and Profile	N/A _____	Inland Wetlands Approval
Attached	Standard Construction Details	N/A _____	W.P.C.A. Approval
N/A _____	Connecticut Highway Department	N/A _____	Legal Boundary Description
N/A _____	Engineering Department Review	N/A _____	Zoning and Subdivision History
N/A _____	Drainage Calculations	_____	Certificate from Assessor
_____	Other: _____	_____	Other: _____

17) **REFERRALS:**

(Check the ones that apply)

- A portion of the property affected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
- A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.
- Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- Subdivision/Resubdivision includes land which abuts or is partially located in the Town of _____.
- Referral to Regional Planning Agencies is required.

If any of the above applies, the applicant is required to give written notice of his/her application to the adjoining municipality and submit a copy to P&Z. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT.**

18) **APPLICATION FEES:** (Additional fees may apply – See Schedule of Fees)

Application Fee is as follows:

_____ Building Lots (x) \$ _____ per lot =	\$ _____
_____ Cubic Yard (x) \$100 for each 1,000 cubic yards =	\$ _____
Public Hearing Fee =	\$ _____
Other Fee =	\$ _____
State Fee =	\$ _____
Total Fee =	\$ _____
	(Ck#) _____

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 Mark Oczkowski

NAME PRINTED Mark Oczkowski DATE 3/9/20

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 Mark Oczkowski DATE _____

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)

March 10, 2020

Jeffrey Luff, Chairman
Planning & Zoning Commission
Town of Oxford
486 Oxford Road
Oxford, Connecticut 06478

RE: Earth Excavation Application
Lot 1R Pheasant Run Business Park

Dear Mr. Luff,

589 Investments, LLC is applying for earth excavation activities on Lot 1R Pheasant Run Business Park in order to prepare the site for future development.

The average grade of the existing lot is approximately 10' lower than the road elevation. In order to bring the site to a proper subgrade elevation, an import of 13,320 cubic yards of materials to the parcel will be required, which is consistent with the conceptual site plan that was approved on April 18, 2017 as part of the subdivision application by your commission.

All material will be generated from Lot 10 Woodruff Hill Industrial Park just south of the Towantic Energy Center, and transported through E Commerce Drive, Juliano Drive, Christian Street and Hawley Road. The trip takes less than 10 minutes and is completely within the Industrial District. All truck traffic will be restricted to 8am to 5pm, Monday to Friday.

Therefore, we respectfully request a waiver of the requirement to treat the earth excavation as a special exception and a waiver of the requirement to hold a public hearing for said special exception. This request is in conformance with Section 14.1.5.C of the Planning & Zoning Regulations that allows the Commission to grant such a waiver.

Please feel free to contact us if you have any further questions.

Sincerely,
CIVIL 1



Siyuan Cao, P.E.

T 203 266 0778
F 203 266 4759

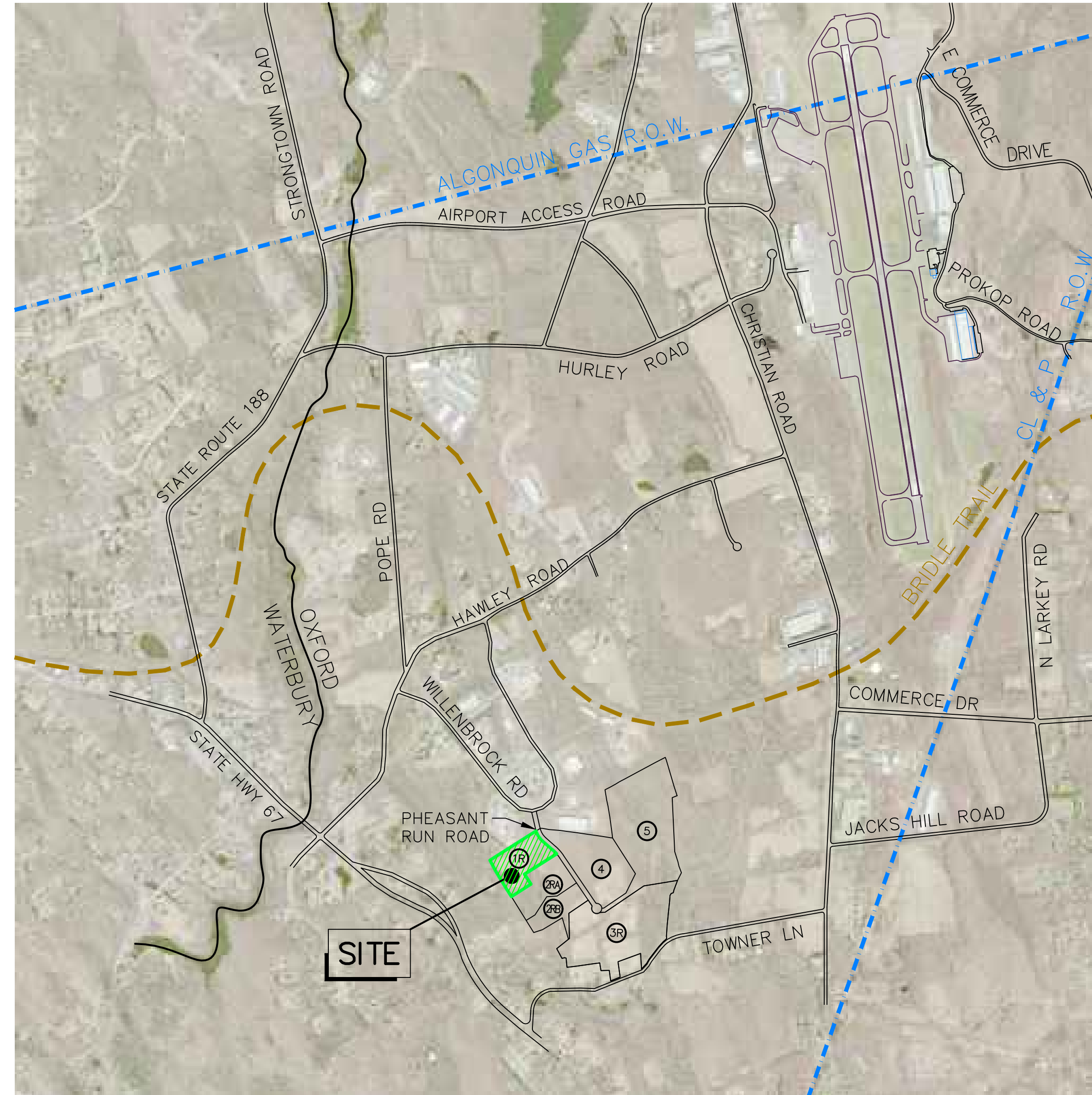
Cornerstone
Professional Park
Suite D-101
43 Sherman Hill Road
Woodbury, CT 06798
info@CIVIL1.com
www.CIVIL1.com

LOT 1R

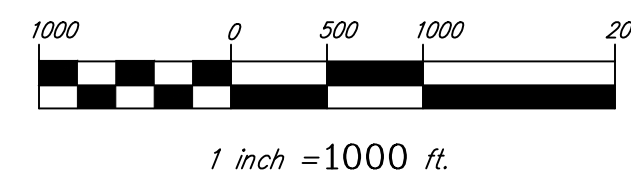
PHEASANT RUN BUSINESS PARK

OXFORD, CT

EARTH EXCAVATION PERMIT



PROJECT SITE VICINITY MAP



OWNER & APPLICANT

589 INVESTMENTS, LLC
 PO BOX 506
 OXFORD, CT 06478

ENGINEER

CIVIL 1
 43 SHERMAN HILL ROAD
 SUITE D-101
 WOODBURY, CT 06798

SURVEYOR

CIVIL 1
 43 SHERMAN HILL ROAD
 SUITE D-101
 WOODBURY, CT 06798

APPROVED BY THE OXFORD
 PLANNING & ZONING COMMISSION

 CHAIRMAN _____
 DATE

REVIEWED BY THE TOWN ENGINEER

 TOWN ENGINEER _____
 DATE



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
 43 SHERMAN HILL ROAD
 WOODBURY CONNECTICUT
 (203) 266-0778

MARCH 6, 2020
 REVISED MARCH 10, 2020



DRAWING NO.	SHEET NO.	DESCRIPTION
1	-	COVER
2	S 1.0	EXISTING CONDITIONS SURVEY
3	C 1.1	CONCEPTUAL SITE PLAN
4	C 1.2	GRADING PLAN & EROSION CONTROL PLAN
5	C 2.1	DETAILS
6	C 3.1	EROSION CONTROL NARRATIVE

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 5 acres will be disturbed at any one time.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

Haybale filters will be installed at all outlets and along the toe of slope of all critical cut and fill slopes.

All control measures will be maintained in effective condition throughout the construction period.

The responsibility for implementing the erosion and sediment control plan will rest with the developer of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan and for notifying the planning administration of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses.

EXCAVATION AND FILLS --

Slopes created by cuts or fills shall not be steeper than 2:1 unless noted specifically on the plans and shall be restabilized by temporary or permanent measures, as required during the development process. Erosion control blankets will be used on slopes in the vicinity of wetlands regulated areas and on additional slopes as needed.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cuts and fills shall not endanger adjoining property.

All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a mechanical roller or other approved method after each layer is spread.

Fills shall not encroach on natural watercourses, constructed channels or regulated flood plain areas, unless permitted by license or permit from authority having jurisdiction.

Fills placed adjacent to natural watercourses, constructed channels or flood plains shall have suitable protection against erosion during periods of flooding.

Grading shall not be done in such a way as to divert water onto the property of another landowner without their express written consent.

During grading operations, necessary measures for dust control shall be exercised.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (2002) - State of Connecticut DEP Bulletin 34.

RESPONSIBILITY FOR THE PLAN

The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the DEVELOPER, where any development of the parcel gives cause to erosion and sedimentation. The DEVELOPER shall be held responsible for informing all concerned regarding responsibility of the plan.

The responsibility of all drainage, erosion and sedimentation control measures will therefore rest with the DEVELOPER.

Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

Maintenance of all drainage facilities and watercourses within any land development shall be the responsibility of the DEVELOPER until they are accepted by the Town. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.

It shall be the responsibility of any person, corporation or other entity engaging in any act on or near any stream, watercourse or swale or upon the flood plain or right-of-way thereof to maintain as nearly as possible in its present state that same stream, watercourse, swale, flood plain or right-of-way for the duration of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the DEVELOPER to their point of open discharge at the property line or at a communal watercourse within the property.

No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Town.

An adequate right-of-way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Town or provided by other property owners for the convenience of the OWNER.

IN CASE OF AN EMERGENCY (e.g. severe flooding, rains, or other environmental problems): THE PARTY RESPONSIBLE AND THE TOWN'S WETLAND ENFORCEMENT OFFICER SHALL BE NOTIFIED.

EMERGENCY CONTACT: MR. MARK OCZKOWSKI (203) 736-1678

SEEDING AND PLANTING REQUIREMENTS

Seeded Preparation

Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 80 lbs/1000 SF unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 300 lbs./Ac. or 7.5 lbs/1000 SF. At least 50% of the nitrogen shall be from organic sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a whisk, springtooth harrow or other suitable equipment following the contour lines.

Seed Application

Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly drag or roll the seeded surface to cover seeds. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 through August 15 as approved by the Engineer.

Mulching

Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac. except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "lucked" approximately 2-3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.

Gross Seed Mixtures

Temporary Covers	Permanent Covers	
Perennial ryegrass 20 lbs./Ac.	Creeping Red Fescue	40 lbs./Ac.
Annual ryegrass 20 lbs./Ac.	Canada Bluegrass	20 lbs./Ac.

NOTE: ALL PLANTINGS ON SITE SHALL BE NATIVE, NON-INVASIVE SPECIES.

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities.

Clear all vegetation within the construction area. All trees/shrubs less than 6" in diameter shall be chipped and stored on the site.

Haybales and/or siltation fence and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction.

Remove stumps and vegetation from the area of construction.

Install the anti-tracking pad as shown on the plan. At the end of each working day any accumulated silt shall be swept from the existing town roads.

Install temporary diversion swale, temporary sediment traps and initial erosion control measures associated with grading.

Strip and stockpile topsoil and subsoil material at the locations shown on the plans.

The cuts and fills will be made and all slopes loamed, seeded and mulched.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the Guidelines for Erosion and Sediment Control (2002) of the State of Connecticut.

Erosion and sediment control measures will be installed prior to construction whenever possible.

All control measures will be maintained in effective condition throughout the construction period.

Additional control measures will be installed during construction if necessary or required.

FILL MATERIAL & COMPACTION REQUIREMENTS

1. Fill material shall be free of brush, rubbish, large rocks, logs, stumps, building debris and other objectionable material that would interfere with, or prevent construction of, satisfactory fills, where embankments are to be constructed on slopes steeper than 3:1. Deeply scarify the existing slope or cut into steps before filling is begun.

2. Place and compact all fill in layers not exceeding 1 foot in thickness. No fill should be placed on surfaces of snow, ice or frozen or unstable surfaces. If fill placement is not completed within 1 day, then install temporary erosion and sediment controls such as a temporary fill berm to redirect runoff water away from the unstable slope until fill placement resumes.

3. No frozen material be incorporated into the fill envelope. Material shall be placed in horizontal layers in 12 inch loose lifts and each layer compacted. During construction, the surface of the material shall be sloped to drain. The material shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material.

4. The moisture content of the material shall be controlled to meet the necessary requirements of compaction. When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly disked or harrowed to provide proper mixing. Any layer found too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials will not be permitted during or immediately after rainfalls which increase the moisture content beyond the limit of satisfactory compaction.

5. The material shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted material damaged by runoff shall be replaced immediately by the contractor.

6. Material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of material. Approved tamping rollers shall be used for compacting. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

The property owner and/or manager will be responsible for the long term maintenance of the storm drainage system as shown on the site plans. Maintenance reports indicating that the system has been maintained in accordance with the intent of the plan shall be submitted to the City Land Use Offices on a biannual basis after the maintenance & inspections have occurred.

MAINTENANCE PLAN FOR TEMPORARY SEDIMENT TRAP

All maintenance of the temporary sediment trap shall be performed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control:

Inspect the temporary sediment trap at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater. Check the outlet to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The height of the stone outlet should be maintained at least 1 foot below the crest of the embankment. Also check for sediment accumulation and filtration performance.

When sediments have accumulated to one half the minimum required volume of the wet storage, dewater the trap as needed, remove sediments and restore the trap to its original dimensions. Dispose of the sediment removed from the basin in a suitable area and in such a manner that it will not erode and cause sedimentation problems.

LITTER CONTROL NOTES

As a condition of an inland wetlands permit, all industrial and office establishments in close proximity to a wetland or watercourse, shall establish a litter control program to include litter cleanup encompassing the entire site, both paved and vegetated areas, including any storm water control structure such as retention/detention ponds, level spreaders, etc. This cleanup will be performed once monthly. A signoff sheet will be established and kept current which shall include the date and time of the litter pickup and the signature of the person performing the cleanup. This signoff sheet will be available to Inland Wetlands staff, Commissioners, and their agents.

EMERGENCY SPILL PLAN

A spill is defined in the Connecticut General Statute 22a-452c. For practical purposes, any oil or petroleum products, chemical or waste that is released in any manner constitutes a spill. In the event of an emergency spill, the following steps shall be taken:

1. Contact the State of Connecticut Department of Environmental Protection Oil & Chemical Spill Response Division at (860) 424-3338 immediately.
2. Contact the First Selectman's office in Oxford at 888-2543.
3. The spill shall be contained immediately.

HAZARDOUS MATERIAL STATEMENT

THERE SHALL BE NO FUEL OR HAZARDOUS MATERIALS STORED ON SITE.

CONSTRUCTION OF STORMWATER RENOVATION BASIN & TEMPORARY SEDIMENT TRAP EXTERIOR BERMS

A. MATERIALS

1. Fill material shall be free of frozen material, sod, brush, roots, stumps and other organic material. Earth embankments shall contain no stones over six inches in diameter. The material used in the core portion of the embankment shall be the most impervious material obtained from the borrow areas, as required. The more pervious materials shall be used in the outer fill portion of the embankment as shown on the plans.

2. The impervious core fill material shall be glacial till, to be provided in sufficient quantities to complete the work. Fill to be approved by the Engineer prior to placement. Glacial till to consist of hard and durable particles or fragments and shall be free from organic matter and other objectionable materials. Glacial till shall conform to the following gradation requirements.

U. S. Standard Sieve Size	Percentage Passing By Weight
3 inch	100
No. 4	60- 95
No. 10	50- 95
No. 40	30- 95
No. 100	20- 65
No. 200	10- 40

B. BERM FOUNDATION PREPARATION

1. The area where the berm is to be constructed shall be cleared and grubbed of all topsoil and other organic materials to a depth of at least 24". Unless otherwise specified on the plans, berm foundation areas shall be scarified to a minimum depth of three inches prior to placement of fill material.

C. PLACEMENT OF FILL

1. No fill shall be placed until the foundation preparation and excavations in the foundation have been completed and approved by the Engineer. No fill shall be placed on a frozen surface nor shall frozen material be incorporated.

2. Embankment material shall be placed in horizontal layers in 12 inch loose lifts. During construction, the surface of the fill shall be sloped to drain. Each layer or lift shall extend over the entire area of the fill.

3. The fill shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material. The more pervious material shall be placed in the outside portion of the berm or as indicated on the drawings. The finished fill shall be shaped and graded to the lines and grade shown on the drawings.

4. Pipe backfill shall be placed in horizontal layers not to exceed 6- 8 inch loose lifts and shall be brought up uniformly around the outlet pipe and flared end section.

D. MOISTURE CONTROL

1. The moisture content of materials in the berm shall be controlled to meet the requirements of Section E "Compaction of Berm". When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly disked or harrowed to provide proper mixing. Any layer found too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials on earth fills will not be permitted during or immediately after rainfalls which increase the moisture content beyond the limit of satisfactory compaction. The earth fill shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted earth fill damaged by runoff shall be replaced immediately by the contractor.

E. COMPACTION

1. Berm material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of fill material.

2. Approved tamping rollers shall be used for compacting all parts of the berm. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil to be used in the berm with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion. A minimum of three proctor tests shall be performed and density tests shall be performed every 1500 square feet.

3. Pipe backfill shall be compacted by hand tamping with mechanical tampers. Heavy equipment shall not be operated within three feet of any structure. Equipment shall not be allowed to operate over the outlet culverts until there is at least two feet of cover over the pipes.

F. FINISHING EMBANKMENTS

1. The berm shall be constructed to the elevations, lines and grades and cross sections as shown on the plans. The berm shall be maintained in a manner satisfactory to the Engineer and the Town and surfaces shall be compact and accurately graded before topsoil is placed on them.

G. MISCELLANEOUS CONDITIONS

1. Clearing limits for the berm area shall be 25' from the toe of the slope unless otherwise directed by the Engineer.

2. Test pits can be ordered by the Engineer or the Town at any time during construction to locate or confirm the elevation and condition of existing soils or the content of the embankment fill. This work shall be done at no additional cost to the Owner.

3. If apparent changes occur in the fill material, additional sieve analyses can be ordered by the Engineer at no additional cost to the Owner.

TOTAL EARTHWORK ACTIVITIES

TOTAL EARTHWORK FOR REGRADING (INCLUDING AREA WITHIN 100' WETLANDS REGULATED AREA)

127,200 SF OF ACTIVITY = 2.92 ACRES
TOTAL CUT = 4,120 CY
TOTAL FILL = 17,440 CY
NET FILL = 13,320 CY
ALL MATERIAL TO BE RE-GRADED ON-SITE.

WETLAND REGULATED ACTIVITIES

FOR REGRADING SITE (NO GRADING REQUIRED WITHIN THE EXISTING DETENTION AREA)

TOTAL ACTIVITY IN WETLAND AREA 0 SF = 0 AC.
FILL : 0 CY
CUT : 0 CY

TOTAL ACTIVITY IN 100' REGULATED AREA 10,490 SF = 0.24 AC.
FILL : 2,650 CY
CUT : 0 CY

589 INVESTMENTS, LLC
PO BOX 506
OXFORD, CT

EROSION CONTROL NARRATIVE

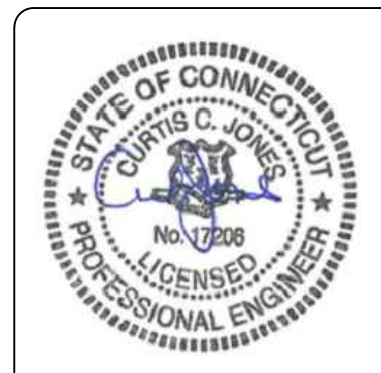
LOT 1R
PHEASANT RUN BUSINESS PARK
MAP DRAWER 35, PAGE 361
TOWNER LANE

OXFORD

CONNECTICUT

Civil C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT
(203) 266-0778



DRAWN: SC / JL APPROVED: CJ
SCALE: N.T.S.
DATE: 06 MAR 20
PROJ. NO.: 3659
CADD FILE NAME: 3659
DRAWING NO.:

C 3.1

PLANNING & ZONING COMMISSION
TOWN OF OXFORD
 486 Oxford Road
 Oxford, CT 06478
 (203) 888-2543

031

Z#: 2-20-~~2020~~
 Date Rec'd: 3-17-20
 Date on Agenda: _____
 65-Day Expiration: _____

ZONING PERMIT APPLICATION

(This permit is hereby applied for in accordance with the requirements of the Oxford Zoning Regulations)

Property Identification

Street Address: 10 Fox Hollow road
 Subdivision Name: _____ Date Approved: _____
 Map: _____ Block: _____ Lot: _____ Zoning district: _____

Owner/Applicant

Owner Name: Chadwick-Baross, Inc.
 Owner Address: _____
 Owner Telephone: 860-261-0730
 Applicant Name: Ennis Granata
 Applicant Address: 10 Fox Hollow road.
 Applicant Telephone: 860-261-0730.

Miscellaneous Information

Special Exception: Article _____ Section _____ Yes No
 Site Plan Approval: Article _____ Section _____ Yes No
 Estimated Cost of Construction: _____
 Variance Granted: _____ Date Granted: _____

Signatures/Authorization

Application for Zoning Permit approval as described herein is hereby made. The Oxford Planning & Zoning Commission and its technical staff are authorized to enter the property for the purpose of evaluating this application.

Permit Void If: a) Work or activity not commenced within 1 year of the date of issuance or b) Authorized construction not completed within 2 years of the date of issuance.

This permit, if issued, is based upon the plot plan submitted. Falsification, by misrepresentation or omission, or failure to comply with the conditions of approval of this permit constitute a violation of the Oxford Zoning Regulations.

Ennis Granata 3-12-20
 Property Owner or Agent Date

Purpose

- ____ New Home
- ____ Addition
- ____ Garage
- ____ Cottage Business
- ____ Swimming Pool IG AG
- ____ Sign
- ____ Shed
- ____ Barn
- Change of Use
- ____ Excavating/Filling
- ____ Trailer
- ____ Other _____

Use

- ____ Single-Family Residence
- ____ Multi-Family Residence
- ____ Commercial
- ____ Industrial
- ____ Residential/POD
- ____ Other _____

Required Approvals and Dates

- ____ Inland Wetlands _____
- ____ P.D.D.H. _____
- ____ Fire Marshal _____
- ____ Z.B.A. _____
- ____ W.P.C.A. _____
- ____ Floodplain _____
- ____ Copy of Deed _____
- ____ Driveway _____
- ____ Erosion Control Plan _____
- ____ Plot Plan * _____
- ____ Other _____

\$ 390.00 Town Fee
 State Fee
 Total Fee

*Draw plot plan of proposed construction and attach. Plan must show property boundaries and dimensions; location of proposed buildings on property with respect to boundaries; location of existing buildings on property; outside dimensions of all buildings proposed or now existing; location of water supply; location of sewage system. All copies must have a complete sketch. Construction and use must be exactly as described in this application. If later changes from this plan are desired prior approval of an amended application is necessary.

Denied Approved By: Sheryl Maray Date: 3/12/20
 Title: _____
 Reason for Denial _____

ZPA-1
 (Adopted 5/15/97)

LAW OFFICES

CONDON & SAVITT, P.C.

THOMAS J. CONDON (2014)
HERBERT S. SAVITT
KEVIN W. CONDON

223 WAKELEE AVENUE
P.O. BOX 570
ANSONIA, CT 06401-0570

PHONE: (203) 734-2511
FAX: (203) 735-6412
e-mail: condonsavitt@comcast.net

June 4, 2020

Dave Santer, Chairman
Oxford Planning & Zoning Commission
486 Oxford Road
Oxford CT 06478

**Re: 10 Fox Hollow Road – Chadwich Baross, Inc.
Road Damage Bond**

Dear Chairman Santer:

Regarding the above captioned, I have been asked to render my opinion as to the legitimacy of the requirement of a “Road Repair Bond” to be posted by property owner York Machinery South, Inc.

It is my understanding, York Machinery South Inc, dba Chadwick-Baross, Inc. has applied for a change of use from a Contractors Yard to a retail Heavy Equipment Sales, Storage and Rental. The applicant’s statement of use describes a company that has been in business for 99 years and has been providing municipalities and general contractors in New England with heavy equipment along with service and parts.

The proposed site will house 30 pieces of equipment including excavators, skid steers, wheel loaders, rock crushers and screens. There will be 5 full time employees and one part time at this Oxford location. The company is expanding its northeast operations and is excited that the Oxford location is a perfect fit.

In reviewing the minutes of the public hearing, there is some discussion by Commission members over the concern of the possible damage to the Fox Hollow Road presumably caused by the trafficking of the onsite heavy equipment. While the concern is well intentioned, it is not backed up by any specific evidence, testimony or factual basis. The concern of future damage to the road is based on pure speculation. This is

LAW OFFICES

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ANSONIA, CT 06401-0570

PHONE: (203) 734-2511
FAX: (203) 735-6412
e-mail: condonsavitt@comcast.net

an Industrial Zone that has seen the use of heavy equipment by property owners over the last decade.

I have conferred with the town engineer, Jim Galligan and together we have not identified another instance where an individual property owner has been required to put a "Road Repair Bond" in place on the anticipation of damage. To do so in this instance would be contrary to the historical action of the Planning & Zoning Commission of the Town of Oxford.

It is the present administration's intent to foster economic development in the town and to accommodate business owners for the betterment of all parties. The administration is satisfied that in the event particular damage is caused to town property, legal recourse exists to hold the damaging party responsible.

Therefore, given the nature of this zone, the everyday equipment traffic on this road, and absent any evidence this property owner would cause damage to the town road, a requirement of a "Road Damage Bond" is not warranted.

Thank you for your attention.

Very truly yours,


Kevin W Condon
Town Counsel

KWC/bzl

Cc: Honorable George R Temple
First Selectman



Authorization for CIVIL 1 Representation

March 16, 2020

Town Land Use Office
Oxford Town Hall
486 Oxford Road
Oxford, CT 06478

Re: Land Use Applications
Lot 5 Fox Hollow Industrial Park
Tax Map 25 Block 18 Lots 4-5A
10 Fox Hollow Road
Oxford, CT

To Whom It May Concern,

As the manager and applicant of the above referenced property, I grant authorization to CIVIL 1 to apply for land use approvals for the change of use of the property. I also authorize CIVIL 1 as the site engineer to represent us at any meetings of the Town's Land Use Boards.

If the Conservation Commission/Inland Wetlands Agency or the Planning & Zoning Commission has any questions regarding the above-mentioned project they may contact Siyuan Cao, P.E. of CIVIL 1 at 203-266-0778 x108.

If you need to contact me directly, I can be reached at 203-800-1845.

Very truly yours,

Ennis Granata
Operations Manager
Chadwick-Baross, Inc.
10 Fox Hollow Road, Oxford CT 06478

March 16, 2020

Jeffrey Luff, Chairman
Planning & Zoning Commission
Town of Oxford
486 Oxford Road
Oxford, Connecticut 06478

RE: Change of Use Application
Lot 5 Fox Hollow Industrial Park
10 Fox Hollow Road, Oxford, CT

Dear Mr. Luff,

Chadwick-Baross has recently acquired Lot 5 Fox Hollow Industrial Park and is applying for a permit to change the use of the property.

A Special Exception permit for Contractor's Yards (§9.3.21) was approved by the commission in 2008. Due to the nature of Chadwick-Baross' operation, the new land use is more appropriately classified as Heavy Equipment Sales, Storage & Rental (§9.3.16). The proposed use is less intensive than the operations on a typical Contractor's Yard.

The current site layout with the additional equipment parking & storage areas has been approved by both Wetland and Zoning Enforcement Officers on June 13, 2019. At this time, Chadwick-Baross is not seeking alternations to the approved site plan other than several improvements to the existing site features, such as re-striping the parking spaces, replacing the existing above-ground fuel tanks with a smaller double-wall concrete storage tank, and sealing the existing gravel pad to the northeast of the building with asphalt millings, which are in substantial conformance with the latest Zoning Regulations.

Therefore, we respectfully request a waiver of the requirement to treat the change of use as a Special Exception and a waiver of the requirement to hold a public hearing for said Special Exception use. Please feel free to contact us if you have any further questions.

Sincerely,
CIVIL 1



Siyuan Cao, P.E.

T 203 266 0778
F 203 266 4759

Cornerstone
Professional Park
Suite D-101
43 Sherman Hill Road
Woodbury, CT 06798
info@CIVIL1.com
www.CIVIL1.com



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

Planning and Zoning Commission

Application #: Z-20-2020
 Date: March 13, 2020

STATEMENT OF USE
 Article 11, Section 2

Property Address: 10 Fox Hollow Road Zone: IND Map: 25 Block: 18 Lot: 4-5A

Name and Address of Owner: York Machinery South Inc., 160 Warren Ave, Westbrook, ME;

Name and Address of Applicant: Chadwick-BaRoss, Inc., 160 Warren Avenue, Westbrook, ME

Name of Proposed Business: Chadwick-BaRoss, Inc.

Total Square Footage: ~~12,500~~ 11,000 SF

Hours of Operation: Monday - Friday 7:00 AM - 5:00 PM

Number of Employees: ~~March 13, 2020~~ 5 Full-Time 1 Part-Time

List Hazardous and/or Chemicals Material on site: Diesel Fuel (Approved in 2008)

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

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.

[Signature]
 Applicant's Signature

March 13, 2020
 Date



March 13, 2020

Mr. Steve Macary
Zoning Enforcement Officer
Town of Oxford
486 Oxford Road
Oxford, CT 06478

RE: Land Use Application – Statement of Use
10 Fox Hollow Road

Dear Mr. Macary,

Chadwick-BaRoss, Inc. has been providing municipalities and general contractors in New England with equipment for over 90 years. Along with the actual equipment, our facilities provide the parts and service needs for the majority of our customer base.

We have seven other locations in New England covering Maine, New Hampshire, Massachusetts, and Rhode Island. The sales team from our MA and RI locations have covered part of CT for over a decade. Due to growth in our business, Chadwick-BaRoss, Inc. is looking to expand into CT the facility located at 10 Fox Hollow Road in Oxford is a perfect fit.

This facility will be the eighth branch of Chadwick-BaRoss, Inc.. There will be five full-time employees and one part time employee working at the Oxford location. The hours of operation will be 7:00 AM to 5:00 PM, Monday through Friday.

The facility and yard will house 30 pieces of equipment including but not strictly limited to excavators, skid steers, wheel loaders, as well as rock crushers and screens.

For your reference, we have attached photos of the our equipment, operation, and existing facility in Westbrook, ME.

Thank you,

Ennis Granata
Branch Operations Manager

**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
www.Oxford-CT.gov



APPLICANT ACKNOWLEDGEMENT FORM (AAF)

I, Ennis Granata, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # _____, including, but not limited to:

Applicant acknowledges that failure to comply with Oxford Planning and Zoning regulations may lead to delays, additional fees, and/or other penalties related to the application. Applicant acknowledges receiving a copy of completed Form AAF.

BEFORE SIGNING, APPLICANTS PLEASE NOTE:

- i. if an individual, that the signer is the applicant; or
- ii. if an entity (e.g. corporation, llc, partnership, trust, association) that he or she is legally authorized to sign on behalf

Applicant Name (please print)

Ennis Granata

Applicant Signature

Ennis Granata

Date: March 13, 2020

Witness Name

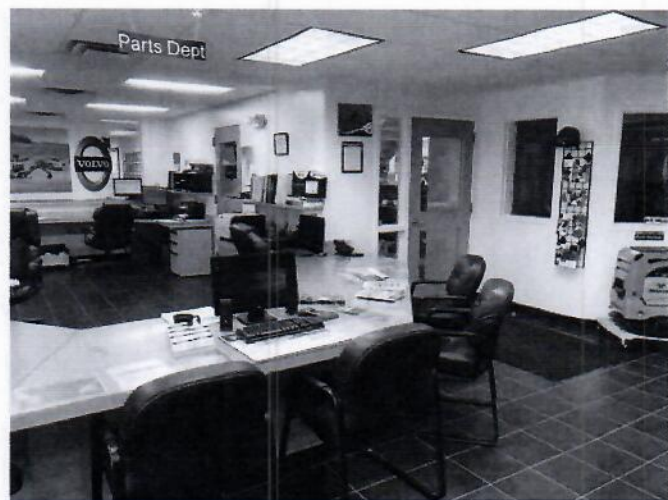
Witness Signature

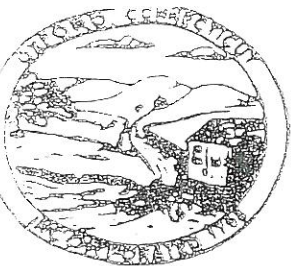
Date: _____





CHADWICK-BAROSS





TOWN OF OXFORD

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

(PART 1)

REQUIRED CONSTRUCTION APPROVALS

1) Applicant: Chadwick - Baross Pinesbridge Rd LLC
 Property Address: 10 Fox Hollow Road
 Permit Use: Equipment Parking & Storage
 Subdivision Lot #: 5 Zone: IND

OBTAIN SIGNATURES IN NUMERICAL ORDER

The same plan must be submitted to each land-use department. If changes are made to the plans after an approval has been given, the plans must be re-submitted to all prior departments for re-approval

2) To be filled out by Tax Assessor: Map 25 Block 18 Lot 4 SA
 Street Address: 10 Fox Hollow Rd.
 Signature of Assessor: Jane Davison Date: 6/12/2019

3) To be filled out by Tax Collector: Taxes Current: Yes / No
 Signature of Tax Collector: Ashley Schenmer Date: 6/12/19

4) To be filled out by P.D.D.H. or W.P.C.A.
 Plan Date: 5-23-19 Signature: [Signature] Date: 6-12-19

5) To be filled out by Inland / Wetlands:
 Plan Date: 5/23/19 Signature: [Signature] Date: 6/13/19
 I/W Permit Number: _____

6) To be filled out by Driveway Inspector:
 Plan Date: _____ Signature: _____ Date: _____
 Driveway Permit Number: _____

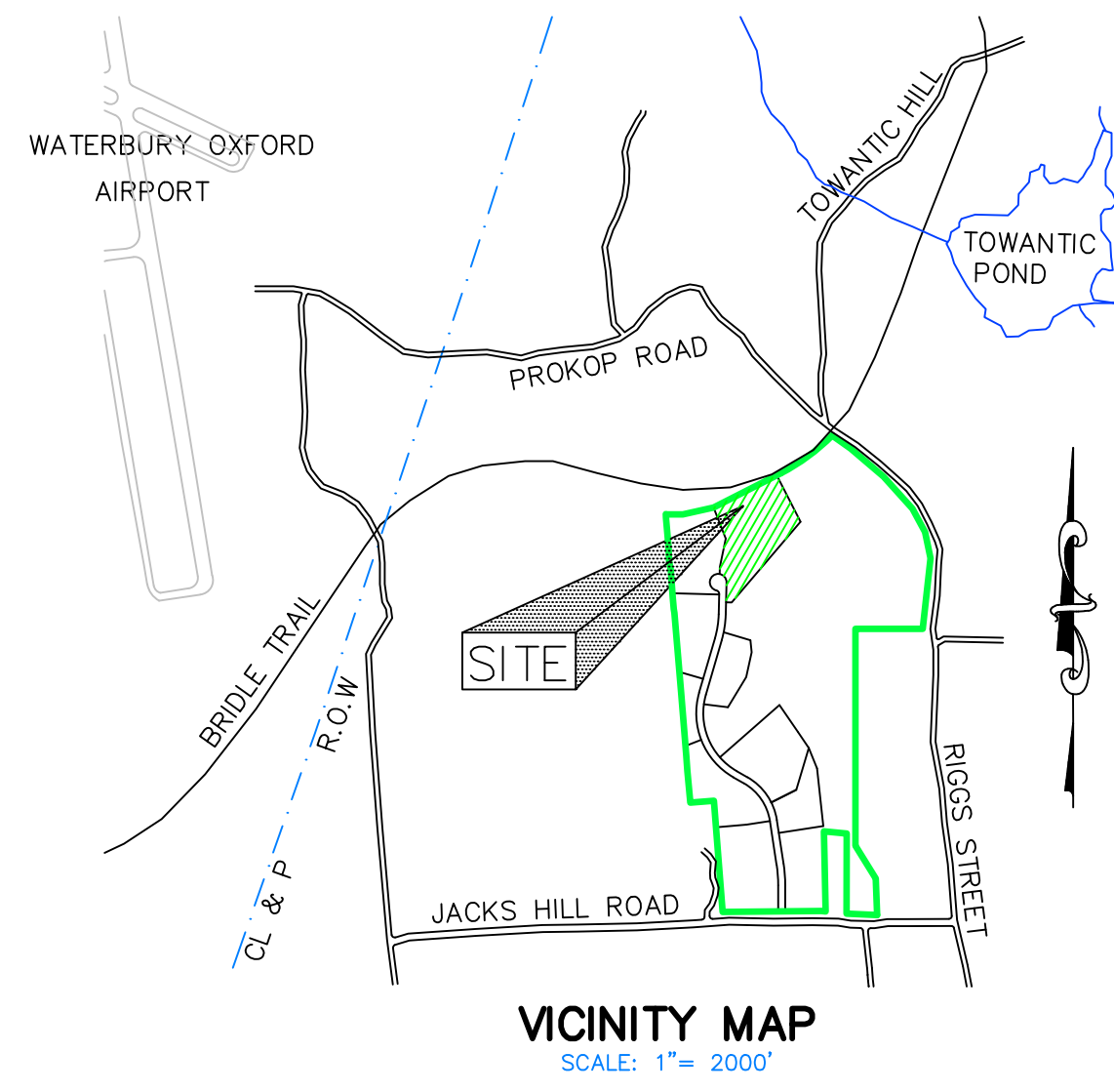
7) To be filled out by Zoning Enforcement Official:
 Plan Date: _____ Signature: [Signature] Date: 6/13/2019
 Zoning Permit Number: _____ Aquifer Protection Area: Y or N

8a) To be filled out by Fire Department (If driveway exceeds 500 ft) (If applicable):
 Plan Date: _____ Signature: _____ Date: _____

8b) To be filled out by Fire Marshal for Building Permit (If applicable):
 Plan Date: _____ Signature: _____ Date: _____

9) To be filled out by Building Official:
 Plan Date: _____ Signature: _____ Date: _____
 Building Permit Number: _____

(After construction, applicant MUST obtain post-construction approvals on the back of this form to receive a C.O.)



ZONING DATA - INDUSTRIAL DISTRICT		
ITEM	REQUIRED	EXISTING
MIN. LAND AREA (CONTIGUOUS DRY ACRES)	2.50	4.88
LOT FRONTAGE (FT.)	225	225
GROSS FLOOR AREA (S.F.)	50,000	11,000
FRONT YARD (FT.)	40	426.0
SIDE YARD (FT.)	40	46.6
REAR YARD (FT.)	40	120.6
FRONT YARD FOR PARKING (FT.)	10	328.8
SIDE & REAR YARD FOR PARKING (FT.)	25	28.0
BUILDING HEIGHT (LESS OF)	2 1/2 STORIES OR 35 FEET	35 FEET MAXIMUM
MAX. BUILDING COVERAGE (%)	40	3.7
MAX. IMPERVIOUS COVERAGE (%)	65	30.0

PARKING CALCULATIONS*				
BUILDING USE	PARKING REQUIRED	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED SPACES
OFFICE	1 PER 250 SF	1,500 SF	6	8
WAREHOUSE	1 PER 1000 SF	900 SF	1	2
AUTOMOTIVE REPAIR & SERVICES	2 PER BAY	7 SERVICE BAYS 8,600 SF	14	14
TOTAL	-	11,000 SF	21	24
HANDICAP SPACES: FOR 1 - 25 SPACES, 1 REQUIRED, 1 PROVIDED				
* APPROVED BY OXFORD PLANNING & ZONING COMMISSION IN 2008				

GENERAL NOTES

- THE SITE CONTAINS APPROXIMATELY 6.82 ACRES AND LIES WITHIN THE INDUSTRIAL DISTRICT.
- THE WETLANDS ON-SITE WERE DELINEATED BY MARK SULLIVAN, SOIL SCIENTIST.
- TOPOGRAPHY AND WETLAND FLAG LOCATIONS WERE TAKEN FROM THE MAP ENTITLED "RECORD SUBDIVISION MAP - INDUSTRIAL SUBDIVISION, JACKS HILL ROAD" PREPARED FOR THE TOWN OF OXFORD BY FRED D'AMICO, P.E., L.S. DATED MARCH 22, 2006.
- A 10.00' WIDE EASEMENT FOR UTILITIES IS TO BE RETAINED ALONG ALL PROPOSED RIGHT-OF-WAY LINES.
- THE FOLLOWING CONVEYANCES & EASEMENTS HAVE BEEN GRANTED TO THE TOWN OF OXFORD:
 - CONSERVATION EASEMENTS, VOL. 329, P. 198
 - DRAINAGE EASEMENTS, VOL. 329, P. 204
 - OPEN SPACE I & II, VOL. 329, P. 206
 - SANITARY SEWER EASEMENT, VOL. 335, P. 1208

MAINTENANCE FOR STORM DRAINAGE SYSTEM

THE PROPERTY OWNER AND/OR MANAGER WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE STORM DRAINAGE SYSTEM AS SHOWN ON THE SITE PLANS. MAINTENANCE REPORTS INDICATING THAT THE SYSTEM HAS BEEN MAINTAINED IN ACCORDANCE WITH THE INTENT OF THE PLAN SHALL BE SUBMITTED TO THE CITY LAND USE OFFICES ON A BIENNIAL BASIS AFTER THE MAINTENANCE & INSPECTIONS HAVE OCCURRED.

LITTER CONTROL NOTES

AS A CONDITION OF AN INLAND WETLANDS PERMIT, ALL INDUSTRIAL AND OFFICE ESTABLISHMENTS IN CLOSE PROXIMITY TO A WETLAND OR WATERCOURSE, SHALL ESTABLISH A LITTER CONTROL PROGRAM TO INCLUDE LITTER CLEANUP ENCOMPASSING THE ENTIRE SITE, BOTH PAVED AND VEGETATED AREAS, INCLUDING ANY STORM WATER CONTROL STRUCTURE SUCH AS RETENTION/DETENTION PONDS, LEVEL SPREADERS, ETC. THIS CLEANUP WILL BE PERFORMED ONCE MONTHLY. A SIGNOFF SHEET WILL BE ESTABLISHED AND KEPT CURRENT WHICH SHALL INCLUDE THE DATE AND TIME OF THE LITTER PICKUP AND THE SIGNATURE OF THE PERSON PERFORMING THE CLEANUP. THIS SIGNOFF SHEET WILL BE AVAILABLE TO INLAND WETLANDS STAFF, COMMISSIONERS, AND THEIR AGENTS.

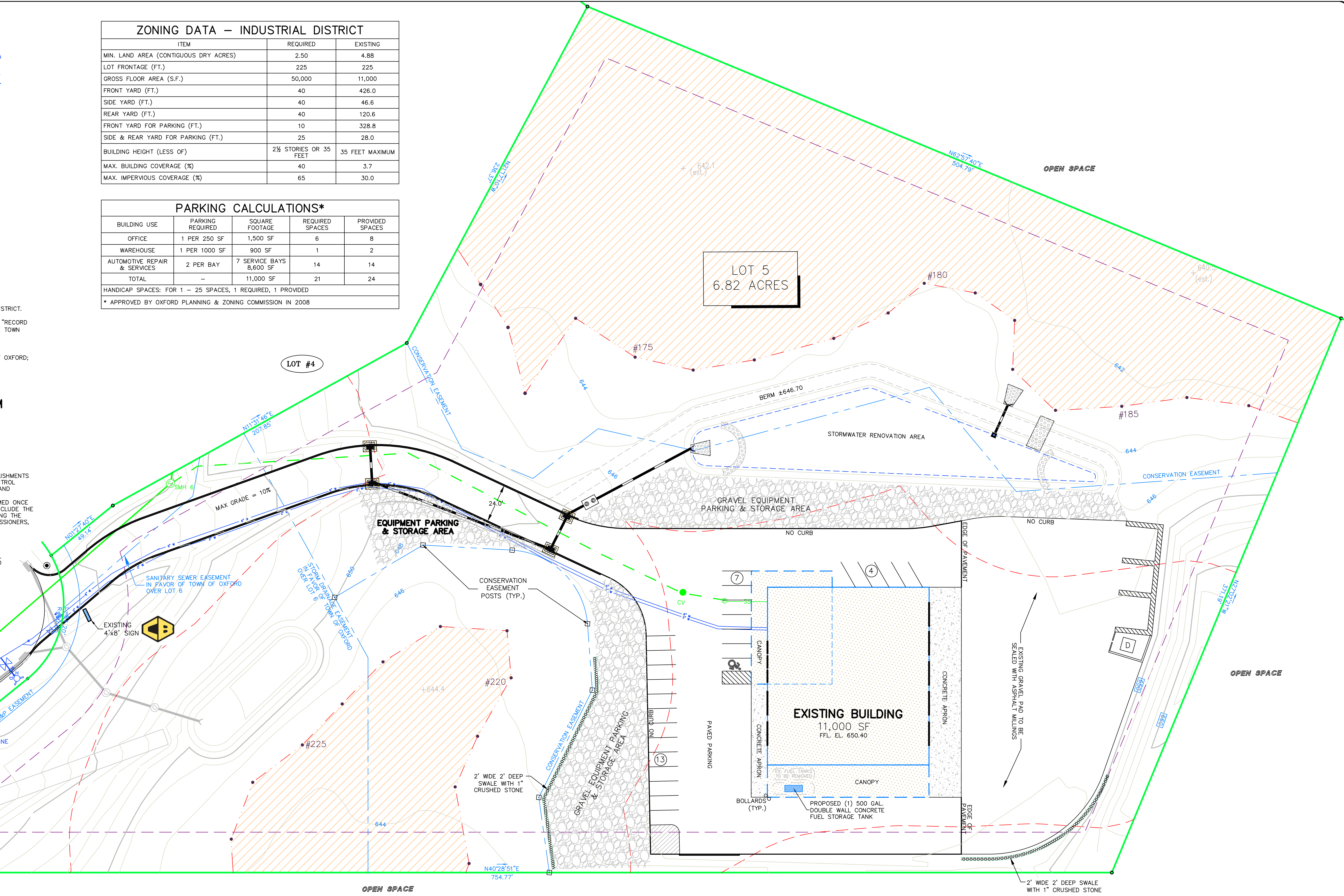
EMERGENCY SPILL PLAN

A SPILL IS DEFINED IN THE CONNECTICUT GENERAL STATUTE 22A-452C. FOR PRACTICAL PURPOSES, ANY OIL OR PETROLEUM PRODUCTS, CHEMICAL OR WASTE THAT IS RELEASED IN ANY MANNER CONSTITUTES A SPILL. IN THE EVENT OF AN EMERGENCY SPILL, THE FOLLOWING STEPS SHALL BE TAKEN:

- CONTACT THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION OIL & CHEMICAL SPILL RESPONSE DIVISION AT (860) 424-3338 IMMEDIATELY.
- CONTACT THE FIRST SELECTMAN'S OFFICE IN OXFORD AT 888-2543.
- THE SPILL SHALL BE CONTAINED IMMEDIATELY.

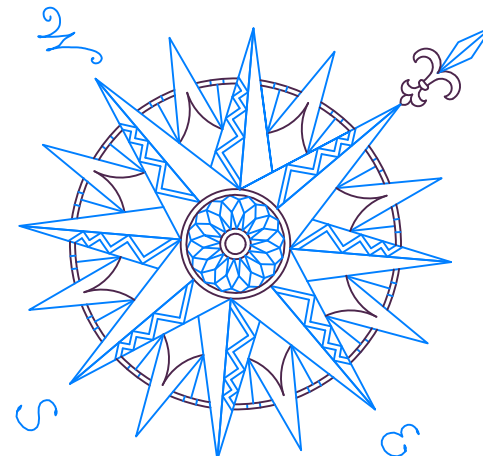
HAZARDOUS MATERIAL STATEMENT

THERE SHALL BE NO HAZARDOUS MATERIALS STORED ON SITE.



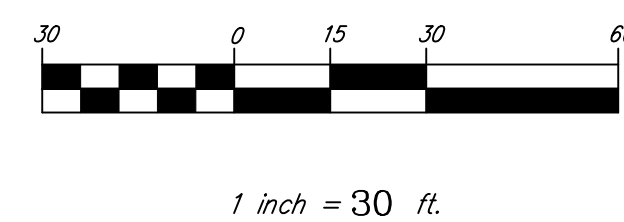
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING CONTOUR
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- WETLAND FLAG
- STORM SEWER
- WATER LINE
- 4" SANITARY SEWER LATERAL (GRAVITY)
- 2" SANITARY SEWER FORCE LATERAL
- SANITARY SEWER PUMP CHAMBER
- SANITARY SEWER CHECK VALVE



NO.	REVISION	DATE

Previous Editions Obsolete



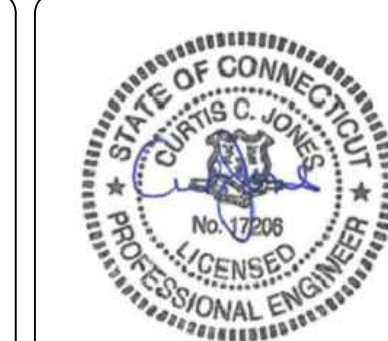
SITE PLAN



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT 06798
(203) 266-0778

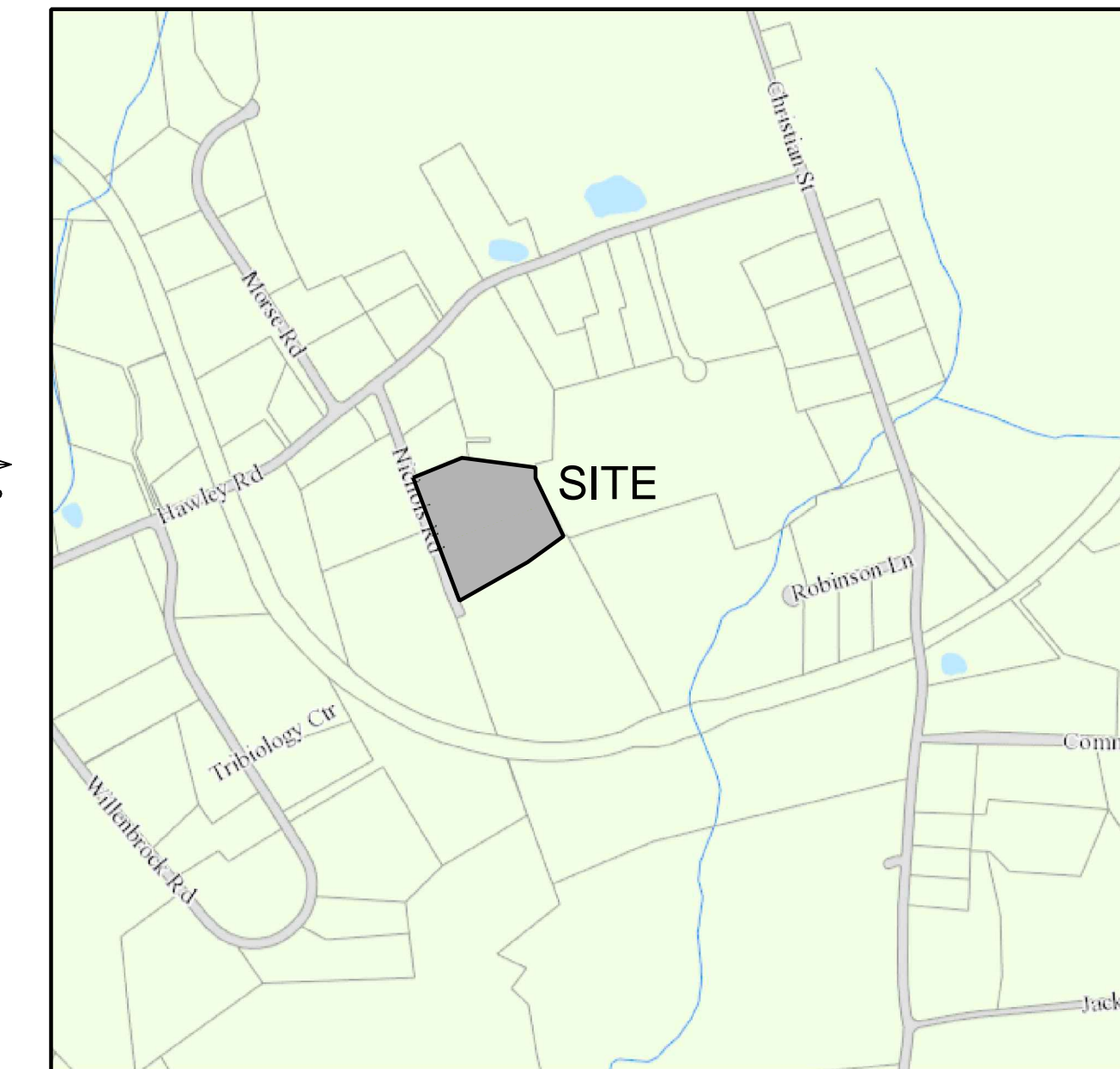
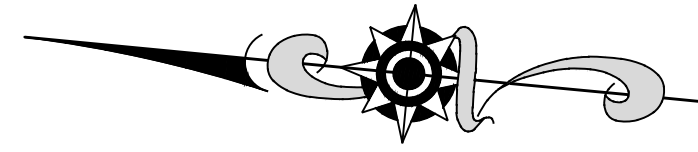
OWNER/APPLICANT
CHADWICK-BAROSS, INC.
10 FOX HOLLOW ROAD
OXFORD, CT

LOT 5
FOX HOLLOW INDUSTRIAL PARK

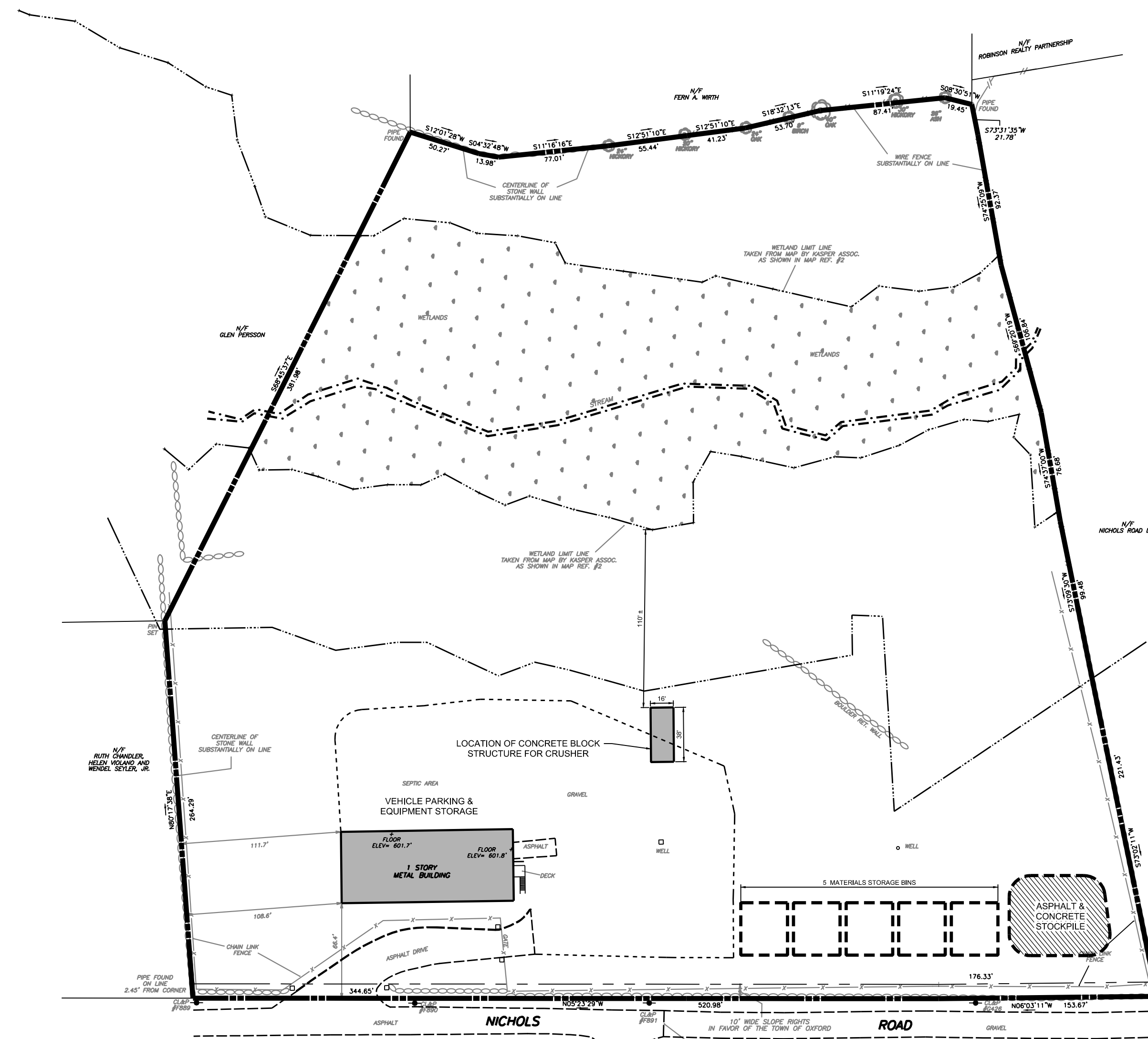


DRAWING NO. SC APPROVED BY CJ
SCALE: 1" = 30'
DATE: 16 MAR 20
PROJ. NO.: 2936
CADD FILE NAME: 2936
DRAWING NO.:

1 OF 1



VICINITY MAP
1" = 1,000'



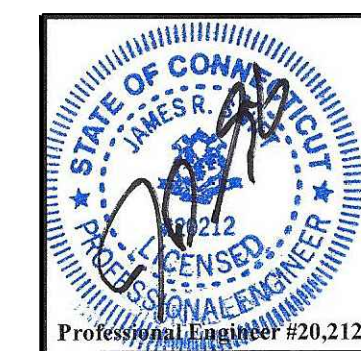
SITE DATA:

ZONE	Industrial	
PARCEL AREA:	REGULATION 2.5 Acres	PROVIDED 8.0476 Acres
MINIMUM SQUARE:	200'	350' +/-
BUILDING COVERAGE	65%	9%+1 -
SETBACKS:	Required	Proposed Building
Front	40'	9%) ft-
Side	40'	& 5ft-
Rear	40'	' - 5ft-

LEGEND

EXISTING		PROPOSED
450	CONTOURS	295
x 449.5	SPOT ELEVATION	x 296.8
---	PROPERTY LINE	---
---	BUILDING SETBACK	---
---	WETLANDS	---
---	SOILS TYPE BOUNDARY	---
---	WATERCOURSE/POND LIMIT	---
---	INTERMITTENT WATERCOURSE	---
---	STONE WALL	---
---	LEDGE	---
---	STRUCTURE	---
---	RETAINING WALL	---
---	CURBING	---
---	EDGE OF PAVEMENT	---
---	STORM SEWER PIPE	---
---	SANITARY SEWER PIPE	---
x	UTILITIES	x
o	UTILITY POLE	o
h	HYDRANT	h

MAP REFERENCE:
TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 21 NICHOLS ROAD, OXFORD, CONNECTICUT, PREPARED FOR T & C PARTNERS LLC, SCALE: 1" = 30', DATE: 1-25-2013 BY LEWIS ASSOCIATES LAND SURVEYORS, CERTIFIED CLASS T-2 / V-2.



REVISIONS		
NO.	DATE:	DESCRIPTION

SITE PLAN

21 NICHOLS ROAD
OXFORD, CONNECTICUT

PREPARED FOR
T & C PARTNERS, L.L.C.

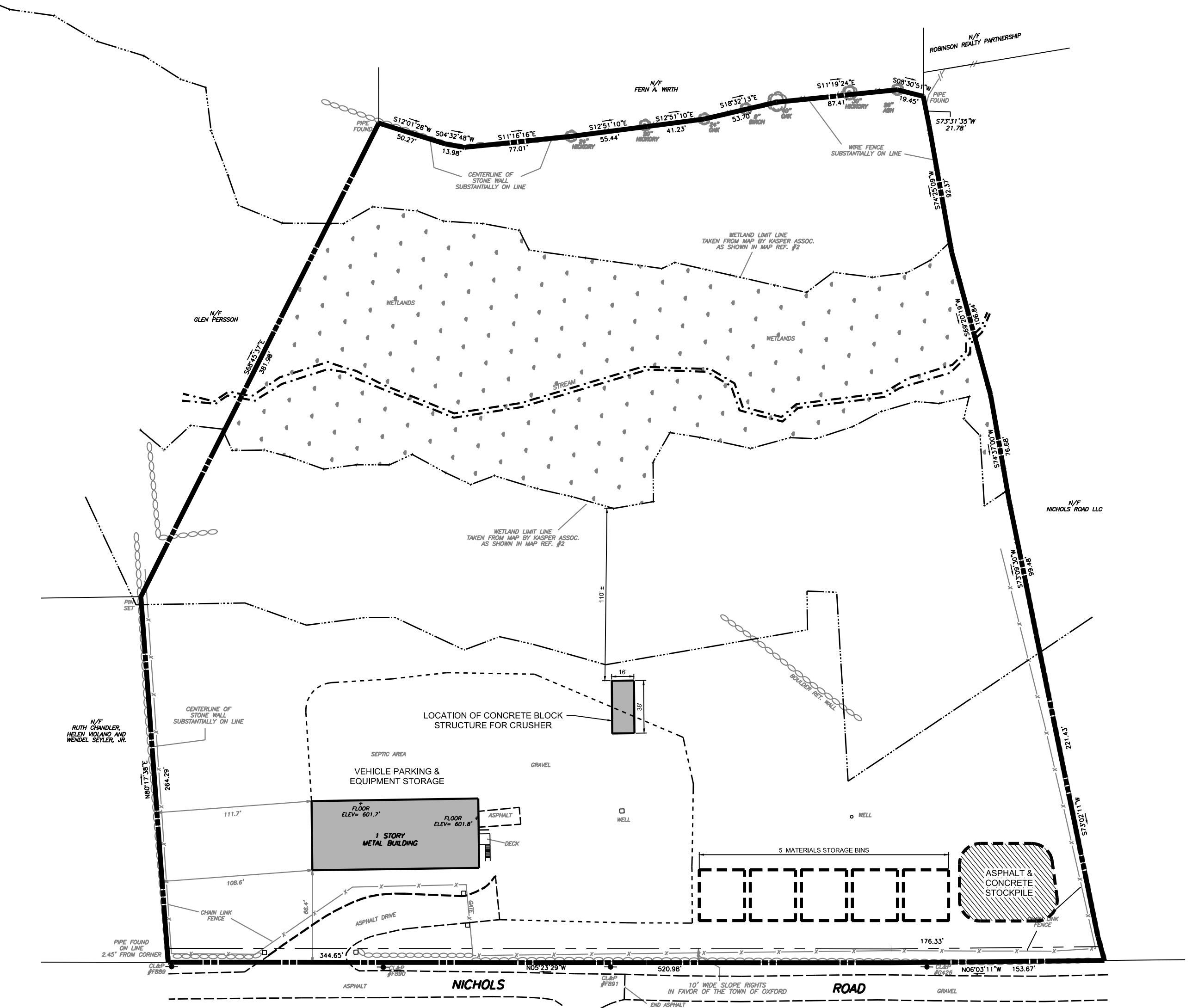
James R. Swift
Professional Engineer - Landscape Architect
494 Bridgeport Avenue - Suite 101-335
Shelton, Connecticut 06484
Phone (203) 209-3746 jim@jswiftpe.com

SCALE: 1" = 40'
0 20' 40'
FILE: -
DATE: May 28, 2020 SHEET 1 OF 1



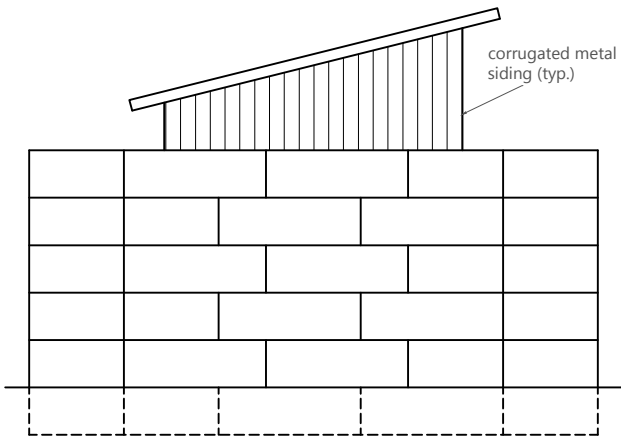
VICINITY MAP

1" = 1,000'

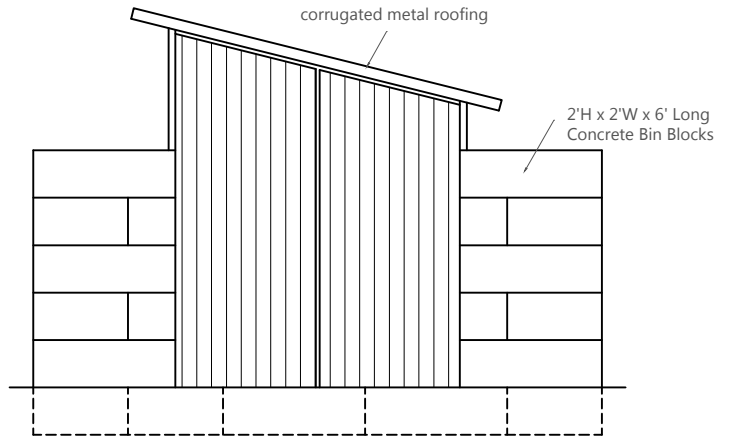


SITE DATA:

ZONE	Industrial	
PARCEL AREA:	<u>REGULATION</u> 2.5 Acres	<u>PROVIDED</u> 8.0476 Acres
MINIMUM SQUARE:	200'	350' +/-
BUILDING COVERAGE	65%	%+1 -
SETBACKS:	<u>Required</u>	<u>Proposed Building</u>
Front	40'	%*) ft-
Side	40'	& \$fi-
Rear	40'	' - \$fi-

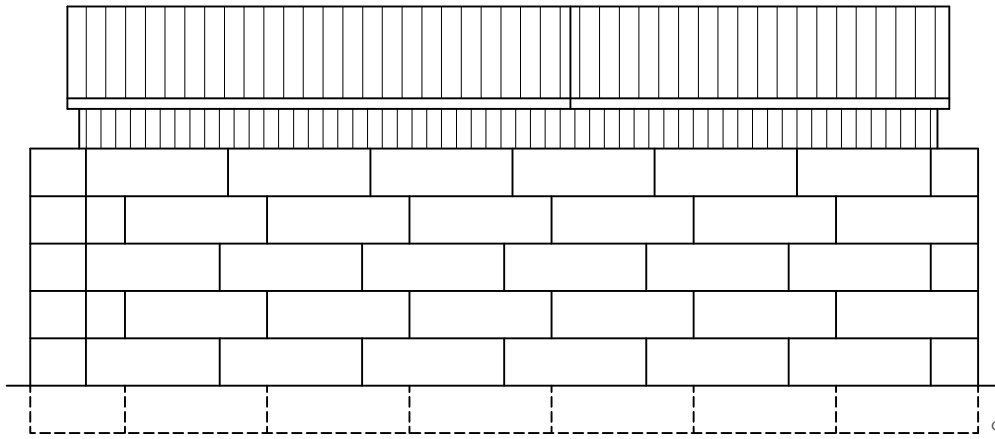


Rear Elevation



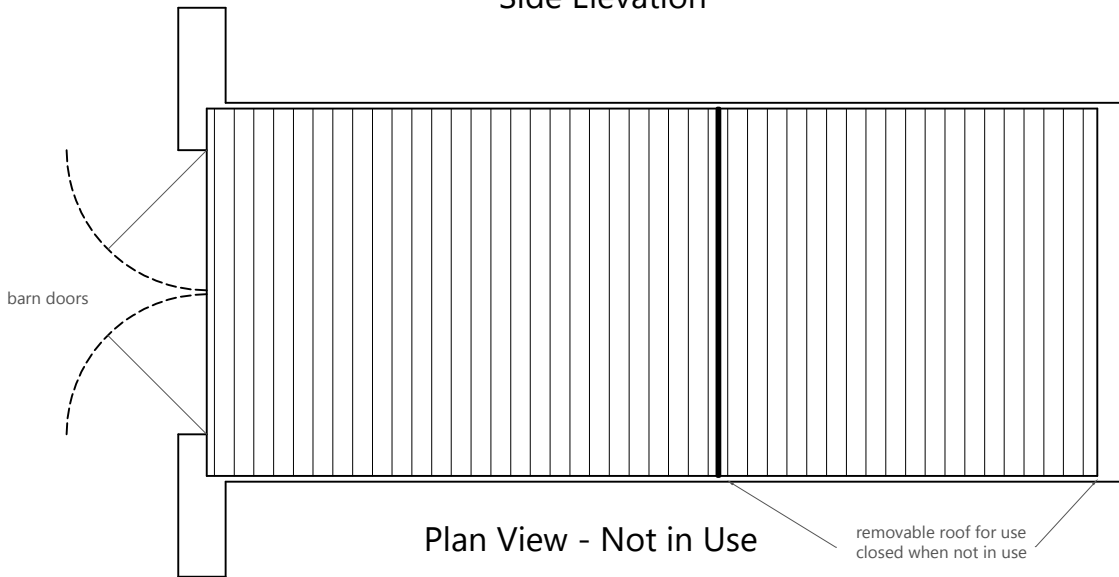
Front Elevation

course of block
below grade
(typ.)



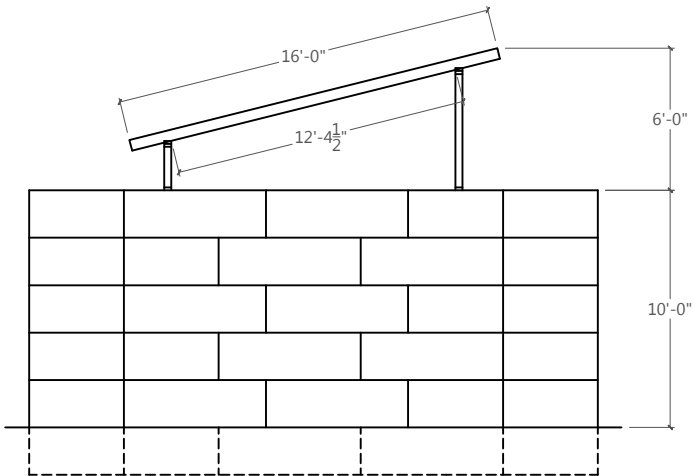
Side Elevation

course of block
below grade
(typ.)

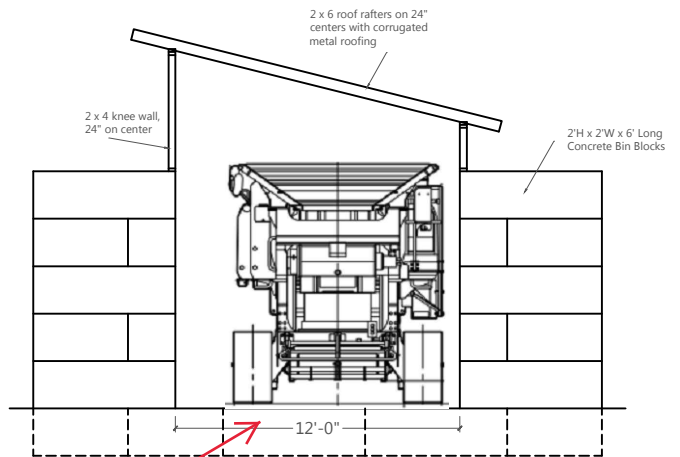


Plan View - Not in Use

removable roof for use
closed when not in use

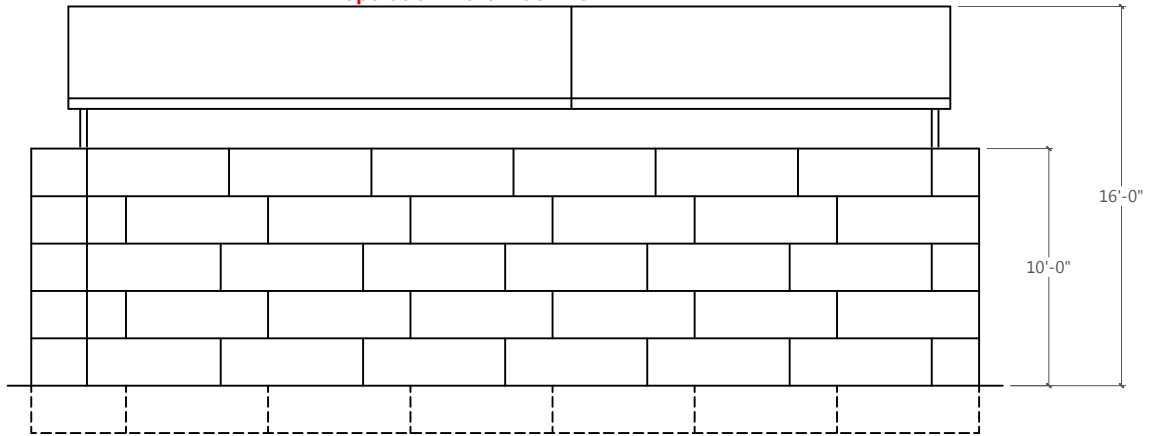


Rear Elevation

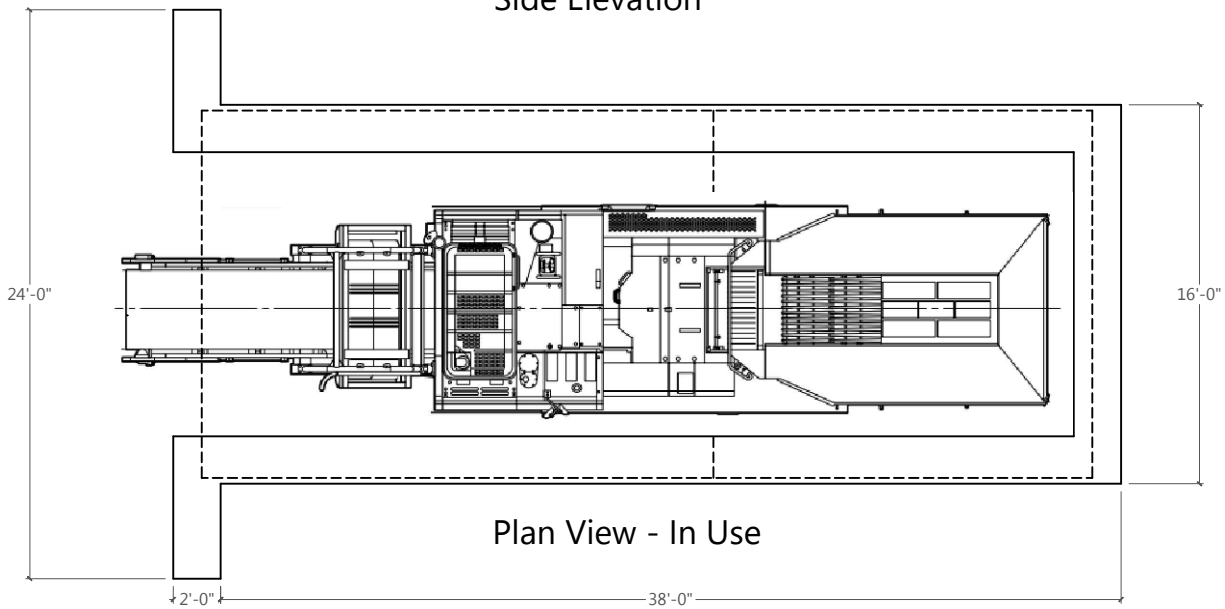


Front Elevation

Note: The interior elevation of the floor of the structure will be 6" to 12" lower than the exterior ground elevation to insure proper operation if the machine.



Side Elevation



Plan View - In Use