



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

**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**Tuesday, August 4, 2020**  
**7:30 PM - Online/Remote Meeting**

The Planning & Zoning Commission will meet remotely on Tuesday, August 4, 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/poq-oftv-cjt](https://meet.google.com/poq-oftv-cjt)

**Option #2:** Join with Google Meet  
Phone Numbers:  
(US)+1 470-285-0020  
PIN: 828 905 827#

- 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 Hearing recessed to Tuesday, August 4, 2020 at 7:30 PM.*

1. **Z-20-034 [RESA] - 312 Chestnut Tree Hill Road - Owner:** Estate of Serge Mihaly, Sr.  
**Applicant:** Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT  
(Re-subdivision of Lot #2)

**B. New Public Hearings – NONE**

**C. Future Public Hearings – NONE**

## **VI. REGULAR MEETING BUSINESS**

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

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

**C. Correspondence – NONE**

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

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)  
*Note: Public Hearing closed on 6/16/20*

**E. Old Business – Other Matters**

1. Bond Release Request – Haynes Construction Company – Meadowbrook Estates  
*(Referred to Jim Galligan, P&Z Engineer – Awaiting Report)*
2. Bond Release Request – Oxford Supply, LLC – Subdivision/Performance Bond  
*(Referred to Jim Galligan, P&Z Engineer – Awaiting Report)*

**F. New Business – Schedule a Public Hearing – NONE**

**G. New Business – NONE**

**H. Zoning Enforcement**

1. 27 Silano Drive – Update
2. 317 Riggs Street – Update

**I. Municipal Planner**

1. Zoning Regulations Subcommittee Update

**J. Minutes**

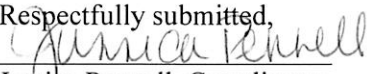
- a. May 19, 2020 – Regular Meeting Minutes

**K. Invoices – NONE**

**L. Other Business**

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

**M. Adjournment**

Respectfully submitted,  
  
Jessica Pennell, Coordinator  
Planning & Zoning Commission

**LEGAL NOTICE**

In the matters of Timberlake Investment Partners V v. Planning and Zoning Commission of the Town of Oxford, Superior Court docket no. HHD-CV-19-6114942-S, and Timberlake Investment Partners V v. Planning and Zoning Commission of the Town of Oxford, Superior Court docket no. HHD-CV-19-6114943-S, a settlement was approved by the Planning and Zoning Commission of the Town of Oxford at its meeting on February 19, 2020.

Take Notice that the Superior Court will hold a remote hearing on the settlement pursuant to General Statutes § 8-8(n) on August 14, 2020 at 11:30 a.m. Persons interested in listening to or participating in the hearing should contact court clerk Abby Bowker by email at [abby.bowker@jud.ct.gov](mailto:abby.bowker@jud.ct.gov) or telephone at (860) 548-2851 no later than August 12, 2020 at 5:00 p.m. for instructions on how to participate.

20 JUL 30 PM 4:21  
TOWN OF OXFORD, CT  
  
TOWN CLERK



**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#:	<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: mihaly9834@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:

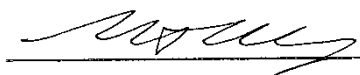
\_\_\_\_\_ Building Lots (x) \$ \_\_\_\_\_ per lot = \$ \_\_\_\_\_  
 \_\_\_\_\_ Cubic yards (x) \$100 for each 1,000 cubic yards = \$ \_\_\_\_\_

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 *[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)

**Dorothy A. DeBisschop**  
**Oxford Municipal Historian**  
**234 Chestnut Tree Hill Road**  
**Oxford, Connecticut, 06478**  
**203-910-4574**

June 30, 2020

Oxford Planning and Zoning Commission.  
S. B. Church Town Hall  
486 Oxford Road  
Oxford, Connecticut, 06478

Dear Commission Members:

As Oxford Municipal Historian, I would like to encourage the preservation of the house and barns at 312 Chestnut Tree Hill Road. Of course, this is private property and the owner has a vested right to the land and can insist on any plans which comply with state and local regulations.

I encourage the commission to work with the property owner to provide the best opportunity for the house and barns to remain intact on a single lot.

Attached is a fact sheet on the house and the barns. The house information is from the book *Historic Buildings of Oxford Past and Present*, published by the Oxford Historical Society in 2017. The barn was also included in the website of *Historic Connecticut Barns* developed by Preservation Connecticut, with photos gathered by the Oxford Historical Society.

I would advise any owner or potential purchaser of Oxford's Delay of Demolition Ordinance. This local ordinance will prohibit any immediate demolition of these historic structures. During the 90 day delay period, advocates for preservation of the site will have the opportunity to encourage the owners to seek alternative plans that would preserve the historic structures. Failing that, we would request the opportunity to fully document the structures before this important part of our community heritage is lost. We hope that is not necessary.

Any measures within your legal authority to encourage the preservation of these structures will help preserve the rural agricultural heritage of our town, so valued by our residents.

Sincerely,



Dorothy A. DeBisschop  
Oxford Municipal Historian  
203-910-4574





**312 CHESTNUT TREE HILL ROAD**  
**“Aunt Sarah” Riggs House**  
 ca. 1780 (1976 #136)

The home of Serge Mihaly at 312 Chestnut Tree Hill Road is known as the “Aunt Sarah” Riggs House. It was built about 1780 and occupied for half a century by this maiden lady whose acts of charity and philanthropy gave her the name “Aunt Sarah” Riggs. She was a great favorite with the children and the community.

After her death, the property came into the possession of Stiles Fairchild and his wife, Sarah Dunham of Oxford. On the Oxford map of 1868, this house appears as the residence of E. Riggs. In the mid-1900s, it was owned by the John Adomaitis family.

The Greek Revival styled gable indicates it was built in the 1890s. It is believed that the original house burned and was rebuilt at that time. The front entrance has a delicate lunette window which still holds old glass. The windows have 12-over-12 lights. It is interesting that while the earlier structure sits on a stone foundation, the addition to the south has a brick foundation.

(From *Historic Buildings of Oxford, Past and Present*, published by the Oxford Historical Society in 2017, which received an Award of Merit from the Connecticut League of Historic Organizations.

**Historic Barns at 312 Chestnut Tree Hill Road**

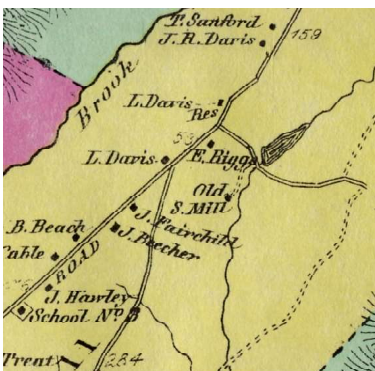
**Historic Barn Survey**



<https://connecticutbarns.org/>

The historic barns on the property are an important part of the history of the area. They are of the English Bank style, which allowed for entrances on two different levels. This enabled a barn to consist of three floors, the ground floor, a middle level with a wooden floor, and an upper loft in the gable level.

The large size of the barns reflect the important part agriculture previously played in this area of Oxford. As a historical practice it is best for barns to remain on the same property as the historic house to which they were originally related.



**1868 Beers Map**



**Contemporary real estate photo**

RECEIVED  
6/10/20

Proposed subdivision of property at 312 Chestnut Tree Hill Rd Inbox x X Print Share



**Laurie Collins** <tomlauriec@gmail.com>  
to me ▾

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

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



Jessica Pennell <pandz@oxford-ct.gov>

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**288 Chestnut Tree Hill Rd Oxford CT (Dantas)**

2 messages

RECEIVED  
6/10/20

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**Rui Dantas** <rdantas@unionsavings.com>

Wed, Jun 10, 2020 at 3:09 PM

To: "pandz@oxford-ct.gov" <pandz@oxford-ct.gov>

Dear Oxford Planning and Zoning,

I am reaching out to you today as a concerned member of the community, as recently it has been brought to my attention that land behind and nearby my home are being assessed for approval of subdivisions for the purpose of constructing multiple single family homes.

When my family moved to Oxford 5 years ago, we moved to this town specifically for the rural atmosphere, preservation of the environment and great schooling system. Within these 5 years the Town of Oxford has significantly reduced the first two reasons by allowing a power plant to be built as well as increasing developments within Oxford Rd. For those reasons I ask that you consider your neighbors thoughts, opinions and those who will directly impacted when deciding on this matter. I ask that you not approve this request and not allow Oxford to further destroy its environmental preservation. Should you have any further questions or concerns please feel free to contact me directly at this email address or at 860-459-1217. I thank you for taking the time to read this email.

Thank you,

*Rui Dantas*

*288 Chestnut Tree Hill Rd*

*Oxford CT 06478*

*T. 860 459 1217*

RECEIVED  
6/11/20

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

RECEIVED  
6/11/20

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.



David & Georgeann Erhardt

RECEIVED  
0/11/20

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

RECEIVED  
6/11/20

June 8, 2019

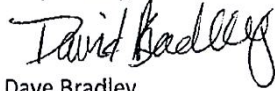
Planning & Zoning Commission  
486 Oxford Rd  
Oxford, CT. 06478

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,



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

*Allan S. Young, P.E. • James H. Galligan, P.E. • David C. Nafis, P.E., L.S. • Lawrence K. Secon, CHSWM  
1355 Middletown Avenue, Southford, CT 06487 • Tel: (203) 484-2293 • Fax: (203) 484-7343 • e-mail: nyef@nafisandyoung.com*





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**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.



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[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

Conservation Commission / Inland Wetlands Agency

May 21, 2020

RECEIVED  
5/20/20

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*  
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  
111 BOOTH HILL RD. TRUMBULL, CT 06611

Name of Proposed Business: \_\_\_\_\_

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.

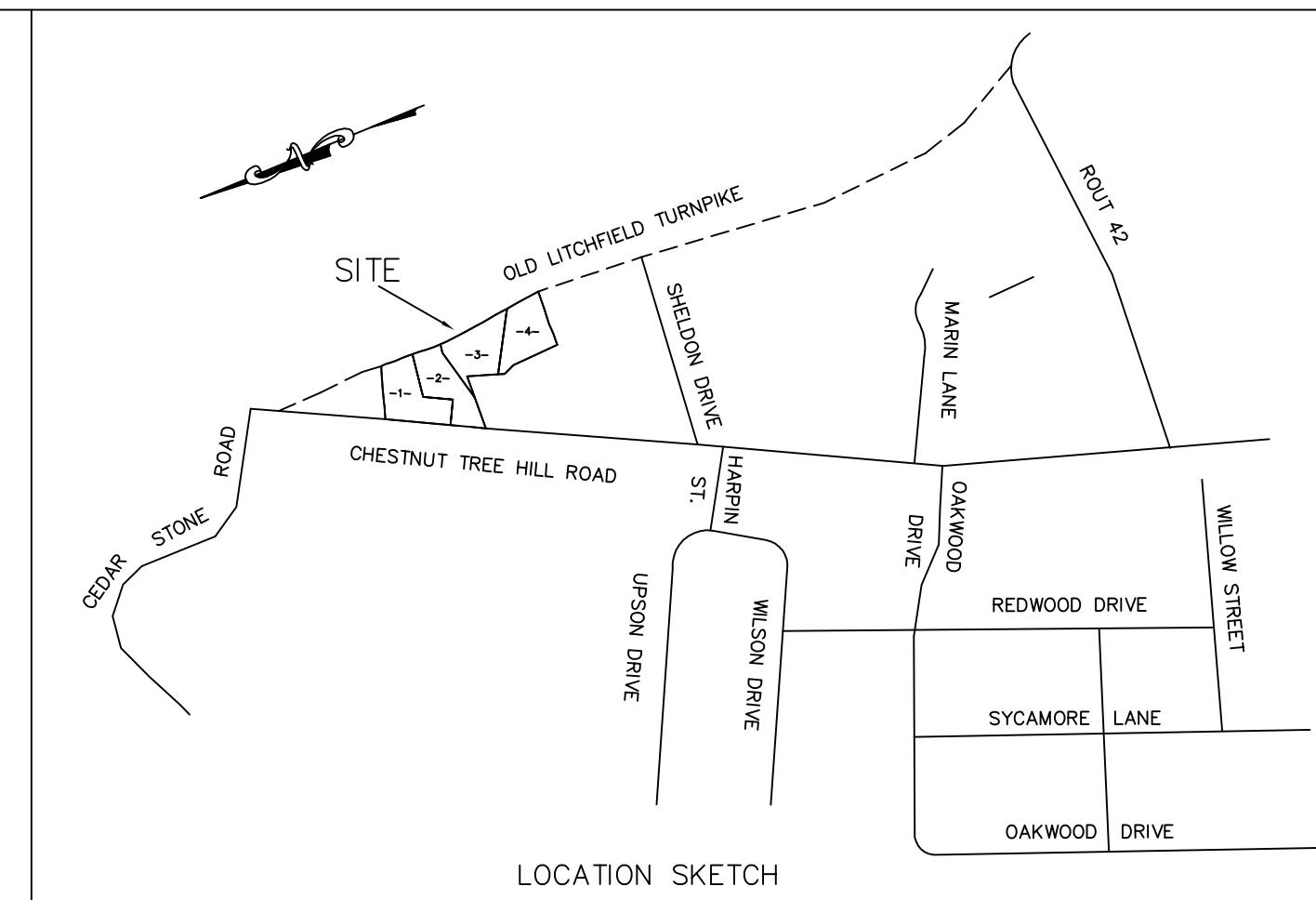
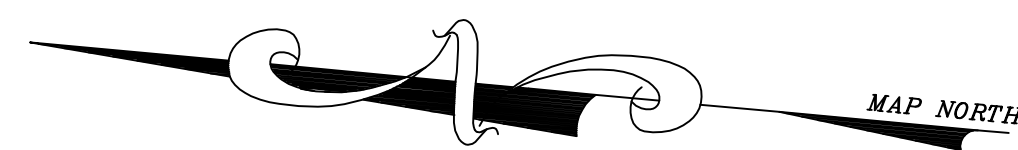
Sincerely,



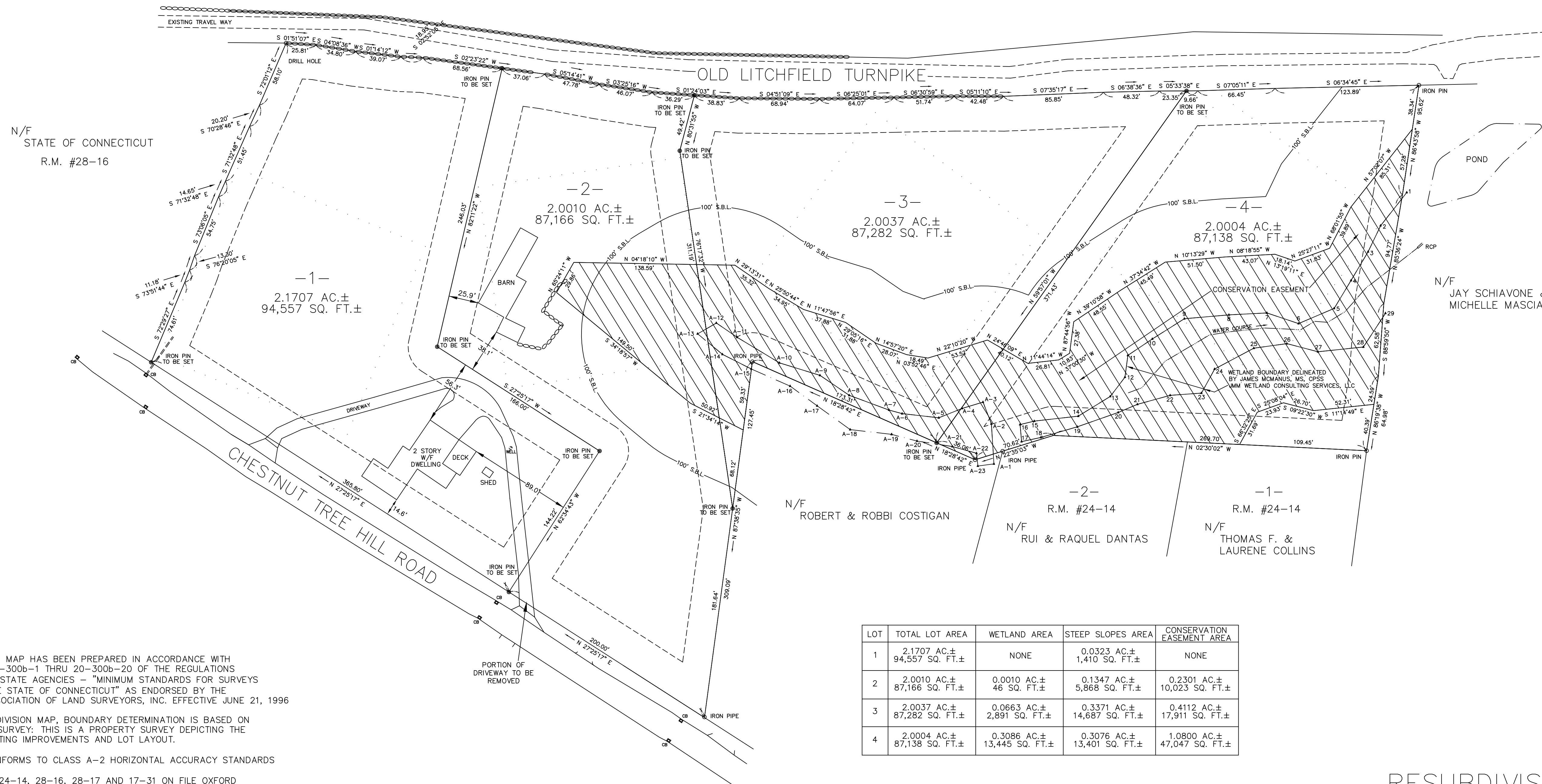
Paul J. Bombero Sr., L.S. #70049







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



N/F  
JAY SCHIAVONE &  
MICHELLE MASCIA

N/F ROBERT & ROBBI COSTIGAN  
R.M. #24-14  
N/F RUI & RAQUEL DANTAS  
R.M. #24-14  
N/F THOMAS F. & LAURENE COLLINS

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
- 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

LOT	TOTAL LOT AREA	WETLAND AREA	STEEP SLOPES AREA	CONSERVATION EASEMENT AREA
1	2.1707 AC.± 94,557 SQ. FT.±	NONE	0.0323 AC.± 1,410 SQ. FT.±	NONE
2	2.0010 AC.± 87,166 SQ. FT.±	0.0010 AC.± 46 SQ. FT.±	0.1347 AC.± 5,868 SQ. FT.±	0.2301 AC.± 10,023 SQ. FT.±
3	2.0037 AC.± 87,282 SQ. FT.±	0.0663 AC.± 2,891 SQ. FT.±	0.3371 AC.± 14,687 SQ. FT.±	0.4112 AC.± 17,911 SQ. FT.±
4	2.0004 AC.± 87,138 SQ. FT.±	0.3086 AC.± 13,445 SQ. FT.±	0.3076 AC.± 13,401 SQ. FT.±	1.0800 AC.± 47,047 SQ. FT.±

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, SR., L. S. #70049  
7 HEMLOCK ROAD  
NEWTOWN, CONN.  
PHONE: 203-530-9779

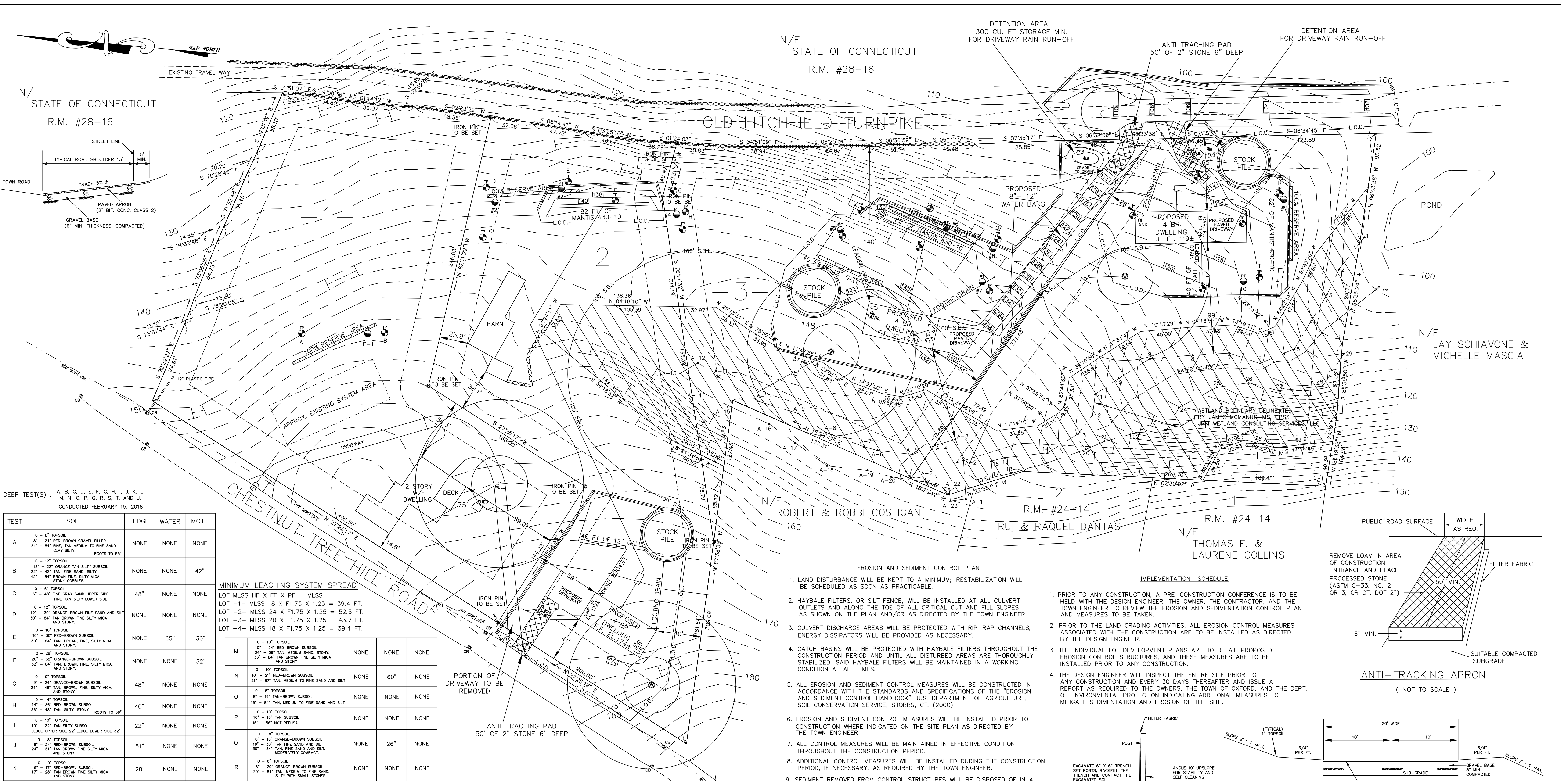
RESUBDIVISION OF PROPERTY  
312 CHESTNUT TREE HILL ROAD  
IN OXFORD, CONN.

FOR MATTHEW MIHALY

MARCH 11, 2020  
REVISED JULY 15, 2020

SCALE: 1" = 50'



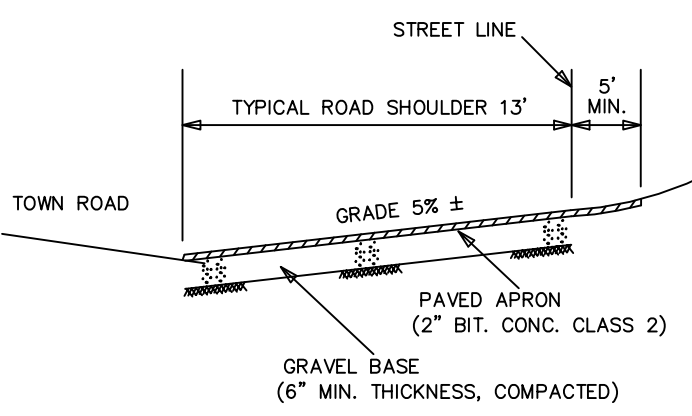


N/F STATE OF CONNECTICUT  
R.M. #28-16

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

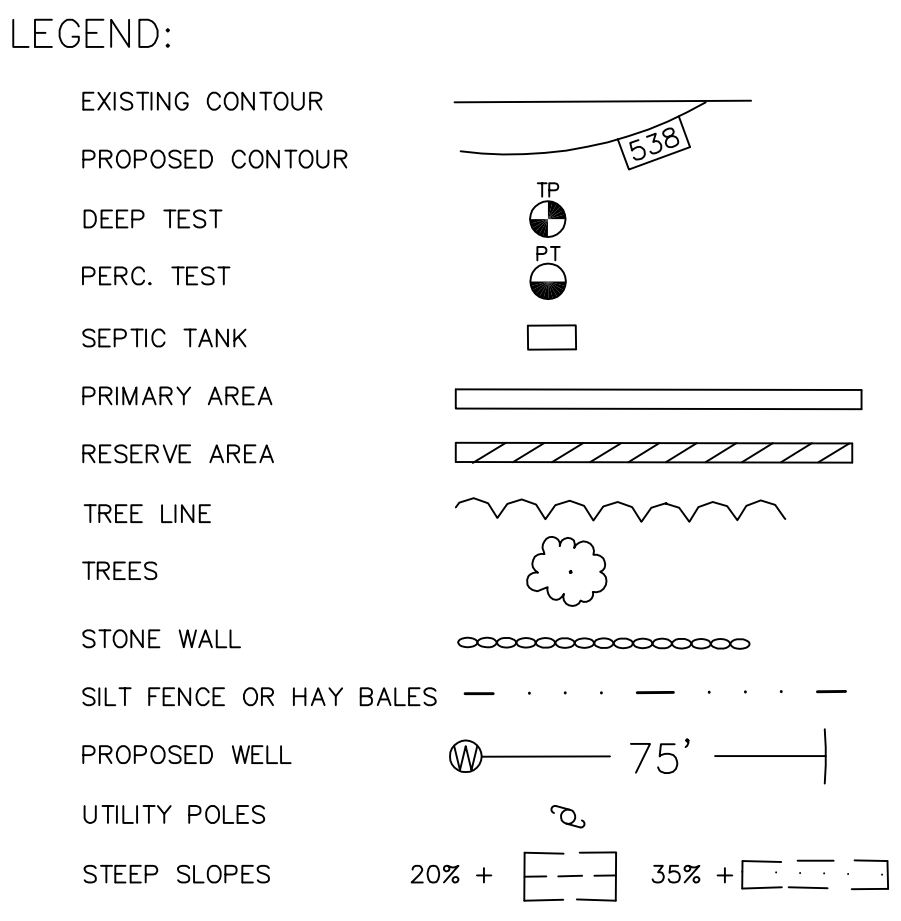
DETENTION AREA  
300 CU. FT. STORAGE MIN.  
FOR DRIVEWAY RAIN RUN-OFF

DETENTION AREA  
FOR DRIVEWAY RAIN RUN-OFF



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 - 8" TOPSOIL 8" - 24" RED-BROWN GRAVEL FILLED 24" - 84" FINE TAN MEDIUM TO FINE SAND CLAY SILTY. ROOTS TO 55"	NONE	NONE	NONE
B	0 - 12" TOPSOIL 12" - 22" ORANGE TAN SILTY SUBSOIL 22" - 42" TAN FINE SAND, SILTY 42" - 84" BROWN FINE, SILTY MICA STONY COBBLES.	NONE	NONE	42"
C	0 - 6" TOPSOIL 6" - 48" FINE GRAY SAND UPPER SIDE FINE TAN SILTY LOWER SIDE	48"	NONE	NONE
D	0 - 12" TOPSOIL 12" - 30" ORANGE-BROWN FINE SAND AND SILT 30" - 84" TAN BROWN FINE SILTY MICA AND STONY.	NONE	NONE	NONE
E	0 - 10" TOPSOIL 10" - 30" RED-BROWN SUBSOIL 30" - 84" TAN BROWN, FINE, SILTY MICA AND STONY.	NONE	65"	30"
F	0 - 28" TOPSOIL 28" - 52" ORANGE-BROWN SUBSOIL 52" - 84" TAN BROWN, FINE, SILTY MICA AND STONY.	NONE	NONE	52"
G	0 - 9" TOPSOIL 9" - 24" ORANGE-BROWN SUBSOIL 24" - 48" TAN BROWN, FINE, SILTY MICA AND STONY.	48"	NONE	NONE
H	0 - 14" TOPSOIL 14" - 38" RED-BROWN SUBSOIL 38" - 48" TAN, SILTY, STONY ROOTS TO 36"	40"	NONE	NONE
I	0 - 10" TOPSOIL 10" - 32" TAN SILTY SUBSOIL LEGE UPPER SIDE 22" LEGE LOWER SIDE 32"	22"	NONE	NONE
J	0 - 8" TOPSOIL 8" - 24" RED-BROWN SUBSOIL 24" - 51" TAN BROWN FINE SILTY MICA AND STONY.	51"	NONE	NONE
K	0 - 9" TOPSOIL 9" - 17" RED-BROWN SUBSOIL 17" - 28" TAN BROWN FINE SILTY MICA AND STONY.	28"	NONE	NONE
L	0 - 9" TOPSOIL 9" - 20" RED-BROWN SUBSOIL 20" - 51" TAN BROWN FINE SILTY MICA AND STONY.	51"	NONE	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.

M	N	O	P	Q	R	S	T	U
0 - 10" TOPSOIL 10" - 24" RED-BROWN SUBSOIL 24" - 30" TAN MEDIUM TO FINE SAND, AND STONY.	0 - 10" TOPSOIL 10" - 21" RED-BROWN SUBSOIL 21" - 87" TAN, MEDIUM TO FINE SAND AND SILT	0 - 10" TOPSOIL 10" - 19" TAN-BROWN SUBSOIL 19" - 84" TAN, MEDIUM TO FINE SAND AND SILTY	0 - 10" TOPSOIL 10" - 18" TAN SUBSOIL 18" - 56" NOT REFUSAL	0 - 8" TOPSOIL 8" - 16" ORANGE-BROWN SUBSOIL 16" - 30" TAN FINE SAND AND SILT 30" - 84" TAN FINE SAND AND SILT, MODERATELY COMPACT.	0 - 8" TOPSOIL 8" - 20" ORANGE-BROWN SUBSOIL 20" - 84" TAN MEDIUM TO FINE SAND, SILTY WITH SMALL STONES.	0 - 7" TOPSOIL 7" - 16" TAN-BROWN SUBSOIL 16" - 84" TAN, MEDIUM TO FINE SAND, SILTY WITH SMALL STONES.	0 - 8" TOPSOIL 8" - 21" ORANGE-BROWN SUBSOIL 21" - 84" TAN, MEDIUM TO FINE SAND, SILTY WITH SMALL STONES.	0 - 10" TOPSOIL 10" - 18" ORANGE-BROWN SUBSOIL 18" - 84" TAN, MEDIUM TO FINE SAND, SILTY WITH SMALL STONES.

- 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

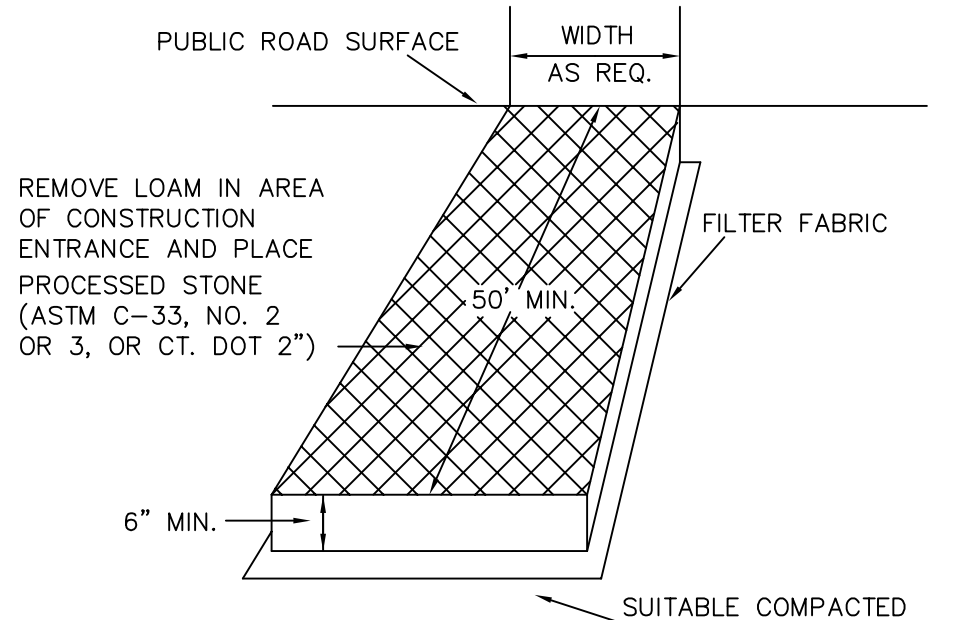
HEMRAJ KHONA P. E. #9947  
20 TOPAZ LANE  
TRUMBULL, CONN. 06611  
PHONE: 203-459-2471

**EROSION AND SEDIMENT CONTROL PLAN**

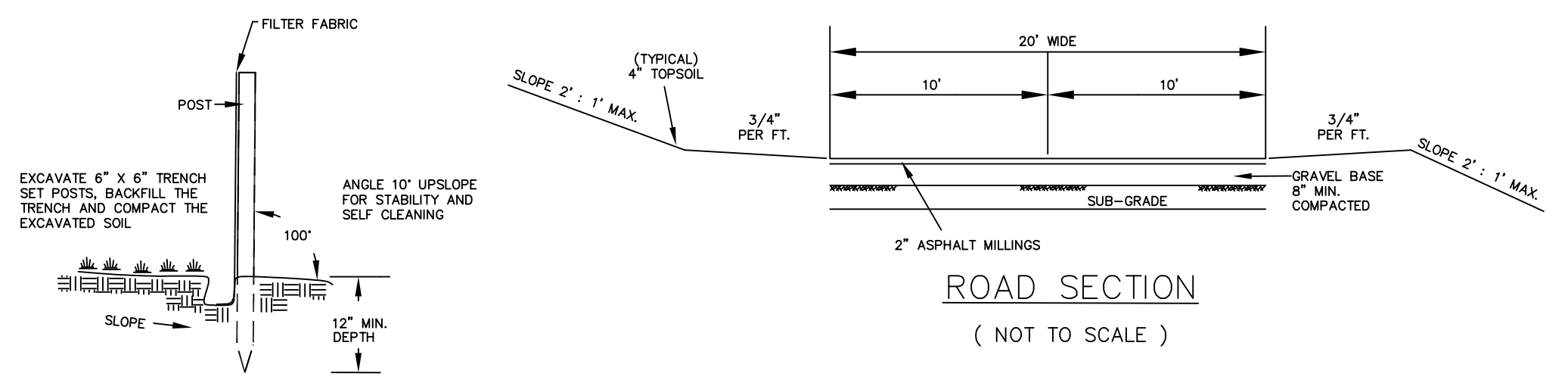
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
- HAYBALE FILTERS, OR SILT FENCE, WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES AS SHOWN ON THE PLAN AND/OR AS DIRECTED BY THE TOWN ENGINEER.
- CULVERT 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.



**ANTI-TRACKING APRON**  
(NOT TO SCALE)



**SILT FENCE**  
(N. T. S.)

**ROAD SECTION**  
(NOT TO SCALE)

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	10.5"	1"	12:14	4"	2.25"	12:08	6"	4.5"	2:42	2"	3.25"	2:35	8.5"	4"
12:20	11.5"	0.75"	12:24	6.25"	1.5"	12:18	10.5"	3.5"	2:52	5.25"	2"	2:45	12.5"	4"
12:30	12.25"	0.5"	12:34	8.25"	1.75"	12:28	14"	2"	3:02	7.25"	2.25"	2:55	14.5"	1.5"
12:40	12.75"	0.5"	12:44	10"	1.75"	12:38	16"	2"	3:12	9.25"	1.25"	3:05	16"	1"
12:50	13.25"	0.5"	12:54	11.75"	1.5"	12:48	17"	1.5"	3:22	11"	1.25"	3:15	17"	1"
1:00	13.75"	0.5"	1:04	13.25"	1.5"	12:58	18.5"	1.5"	3:32	12.25"	1"	3:25	18"	1"
1:10	14.25"	0.5"	1:14	14.75"	1.5"	1:08	21"	1.5"	3:42	13.25"	1"	3:35	19"	1"
DEPTH 31" 1 HR. PRESOAK 1" / 20 MIN.			DEPTH 32" 1 HR. PRESOAK 1" / 6.7 MIN.			DEPTH 32" 1 HR. PRESOAK 1" / 6.7 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	11.5"	3"	12:17	8"	4.5"	2:40	7"	3.25"	2:43	6"	3"	3:37	4"	2"
12:22	14.5"	2.25"	12:24	12.5"	2.75"	2:50	10.25"	2.75"	2:53	9"	2"	3:47	6"	1.25"
12:30	16.75"	2.25"	12:34	15.25"	1.5"	3:00	13"	2.5"	3:03	11"	2"	3:57	7.25"	1"
12:42	19"	2"	12:44	17.75"	1.375"	3:10	15.5"	2.5"	3:13	13"	2"	4:07	8.25"	1"
12:52	21"	2"	12:54	19.5"	1.75"	3:20	17"	1.25"	3:23	14.25"	1.25"	4:17	9"	1"
1:02	23"	1.5"	1:04	21.25"	1.75"	3:30	18.25"	1"	3:33	15.25"	1"	4:27	10"	1"
1:12	24.5"	1.5"	1:14	22.25"	1.75"	3:40	19.25"	1"	3:43	16.25"	1"	4:37	10.75"	1"
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" / 13.3 MIN.		

**SITE DEVELOPMENT  
SOIL EROSION & SEDIMENT CONTROL PLAN**  
312 CHESTNUT TREE HILL ROAD  
IN OXFORD, CONN.  
**FOR MATTHEW MIHALY**  
MARCH 31, 2020  
REVISED APRIL 17, 2020  
REVISED MAY 5, 2020  
REVISED MAY 20, 2020  
REVISED JULY 15, 2020

SCALE: 1" = 40'





**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#: Z-20-010  
 Date Received: 1-30-2020  
 Date Accepted: 2/4/20

**\* 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: \_\_\_\_\_  
(Subject to BOS Approval)  
N/A (Check One)  Private Road  Town Road \_\_\_\_\_ Length of Road

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

TBD Fire Marshal's Review

N/A Record Subdivision Plan

TBD Letter from Public Water Supply

Site Development Plan

TBD 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  
*Rebecca Hatcher, Pnesident*  
NAME PRINTED Charles Gembo, 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  
 www.Oxford-CT.gov

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.

[Signature] Applicant's Signature Stuart Lathers Date 1-29-2020  
Architect #5128

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, 2<sup>nd</sup> 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.

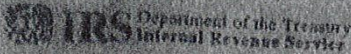
Sincerely,

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](http://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](mailto:pandz@oxford-ct.gov)  
[www.Oxford-CT.gov](http://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

[Handwritten Signature]

Date: 1-30-2020

Witness Name

Witness Signature

STEVEN S. MACARY

[Handwritten Signature]

Date: 1/30/2020



## TOWN OF OXFORD

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



### Oxford Conservation Commission / Inland Wetlands Agency

January 16, 2020

Indigo Land Design, P.E.  
40 Elm Street, 2<sup>nd</sup> 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

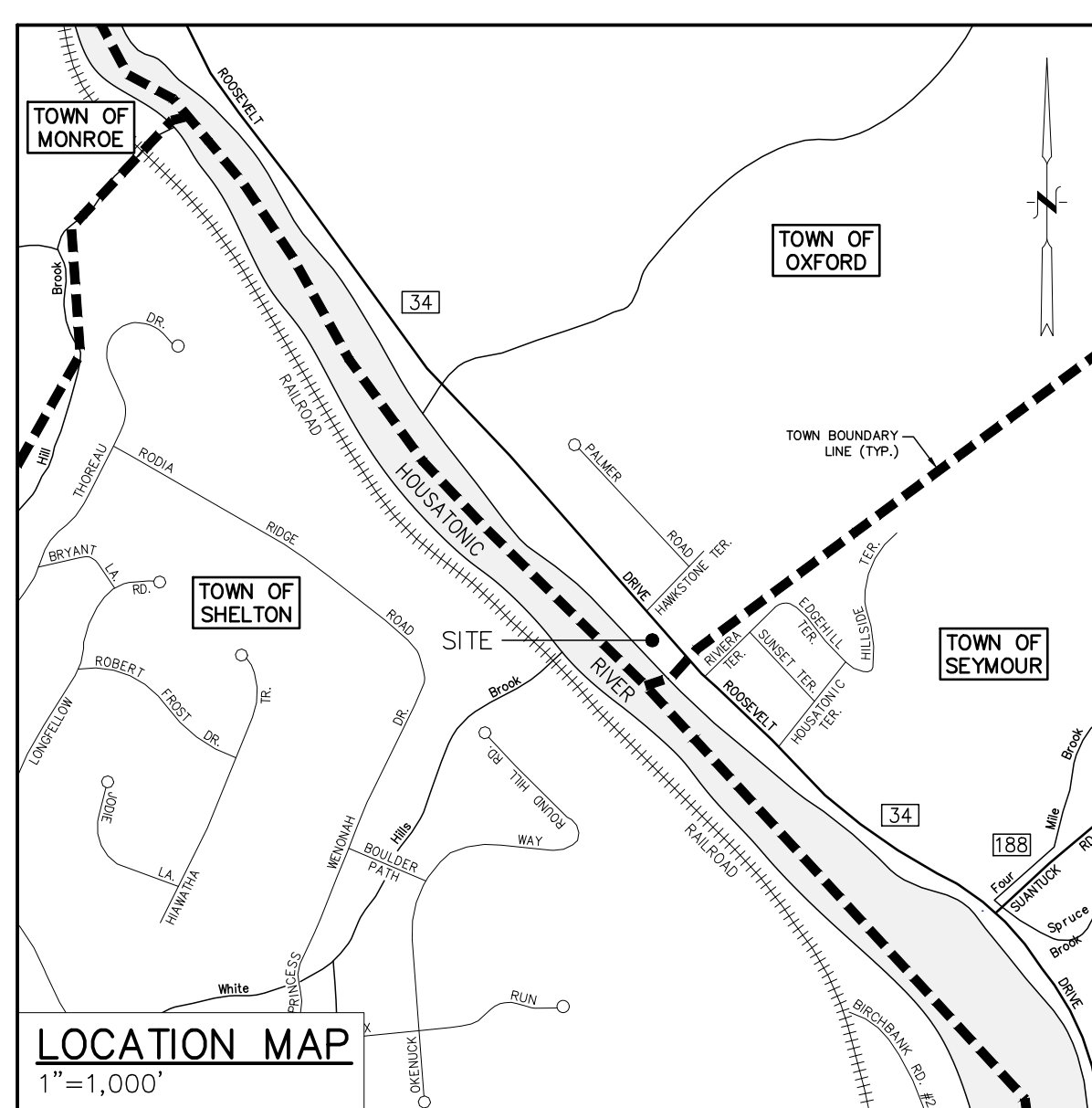
Permit duration is five (5) years. Additional extension must be requested prior to expiration.

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



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 RAIN 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 NAVD-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. (EX. GARAGE, #403) (1) 175.00± FT. (EX. HOUSE, #403) (2) 80.00± FT. (EX. #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) 20.0± 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. (EX. HOUSE, #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 3,438± 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 3,438± S.F. (+0.2%± OR +57 S.F.) (#407) (5) 0% OR 0 S.F. (NO CHANGE) (#411)

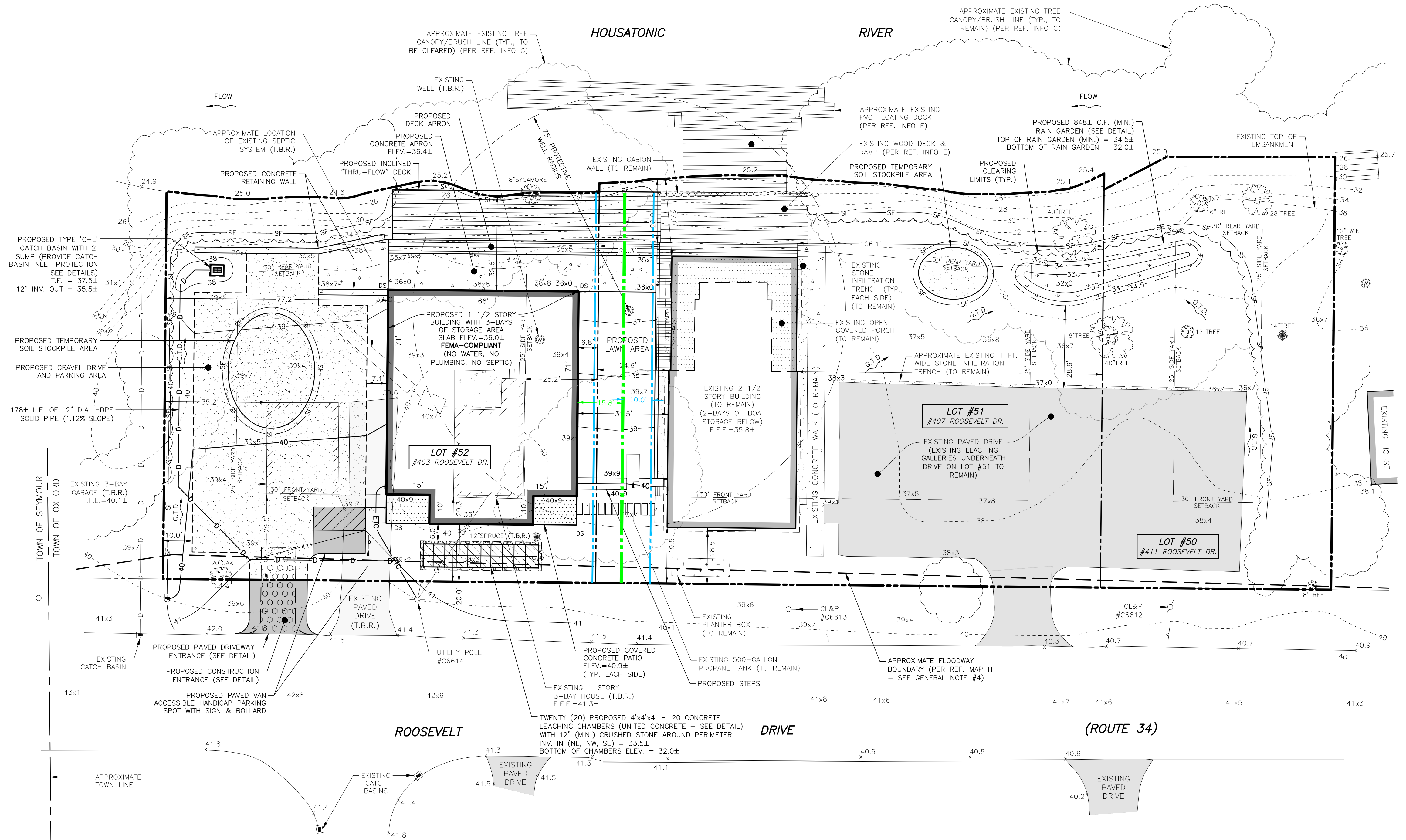
- (1) ALL OF THE PROPERTIES ARE EXISTING NON-COMFORMING LOTS OF RECORD AND DO NOT MEET THE MIN. LOT AREA OR FRONTAGE REQUIREMENTS.
- (2) EXISTING NON-COMFORMING.
- (3) EXISTING NUMBER OF STORIES ESTIMATED PER ASSESSOR'S INFORMATION AND INFORMATION PROVIDED BY THE PROJECT ARCHITECT. PROPOSED NUMBER OF STORIES ESTIMATED PER ARCHITECTURAL DRAWINGS.
- (4) THE PROPOSED BUILDING HEIGHT WAS MEASURED FROM THE LOWEST POINT OF FINISHED GRADE WITHIN 10 FEET OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF. PROPOSED BUILDING HEIGHT = 55.3± (ROOF RIDGE ELEV.) - 35.7± (LOWEST FINISHED ELEV.) = 29.6± FT.
- (5) BUILDING/STRUCTURE COVERAGE INCLUDES BUILDINGS, COVERED ENTRIES AND ATTACHED ENTRY STAIRS.

**GENERAL NOTES:**

1. 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, HEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 382 OF 635", MAP NUMBER: 09009C0382H, SCALE: 1"=500', EFFECTIVE DATE: DECEMBER 17, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE PROPERTY OWNER AND APPLICANT IS THE NEW HAVEN ROWING CLUB, INC. OF 407 ROOSEVELT DRIVE, OXFORD, CT 06478.
3. 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 735 (#411 ROOSEVELT DRIVE), VOLUME 158 PAGE 610 (#407 ROOSEVELT DRIVE) AND VOLUME 102 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.
4. 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 RECREATIONAL 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 ADJUTIVE PROTECTION AREA. THE PARCELS ARE LOCATED WITHIN THE FLOOD PLAN 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: 09009C0382H, EFFECTIVE DATE: DECEMBER 17, 2010.
5. 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 SERVICE, NO PLUMBING OR SEPTIC SYSTEM. THE EXISTING DWELLING AND SEPTIC SYSTEM WILL BE REMOVED.
6. 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.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
8. ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO REFERENCE MAPS A, C AND D.

**CONSTRUCTION NOTES:**

1. 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 LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OXFORD STANDARDS AND REGULATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OXFORD AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 18" FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. 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 COMPLY AND ABIDE BY ANY APPLICABLE "HARDER" TIME OF THE COMMUNITY.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OXFORD.
6. 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.
7. THE PROPOSED BUILDING WILL NOT HAVE FOOTING DRAINS. THERE ARE NO KNOWN DOWNGRADE SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADED GROUNDWATER DRAINS OR ANY UPGRADED SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADE GROUNDWATER DRAINS.
8. ALL MECHANICALS SHALL BE INSTALLED AT OR ABOVE ELEVATION 47.0 IN ACCORDANCE WITH FEMA FLOOD REGULATIONS AND LOCAL FLOOD ORDINANCES. ANY BUILDING MATERIALS BELOW THE BASE FLOOD ELEVATION SHALL BE FLOOD RESISTANT.
9. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS SO TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
10. 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.
11. THE LOCATION OF THE EXISTING SEPTIC SYSTEM ON LOT 52 (#403 ROOSEVELT DRIVE) IS SHOWN HEREON PER REFERENCE MAP A. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE 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.
12. 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 CONSIDERED 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.
13. THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL DETERMINE FLOOD VENT REQUIREMENTS.



PLAN PREPARED BY:  
INDIGO LAND DESIGN, LLC  
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THE EMBOSSED SEAL OF THE ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

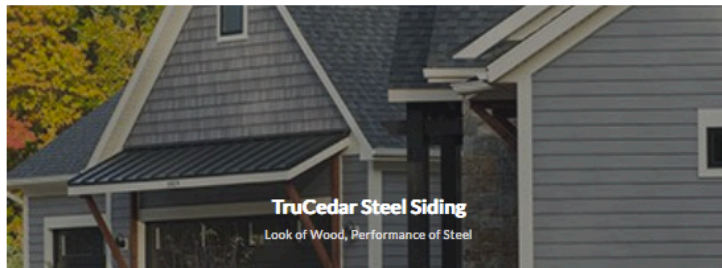
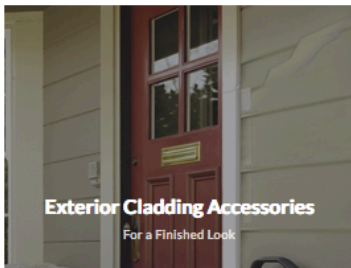
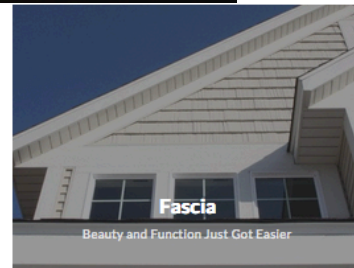
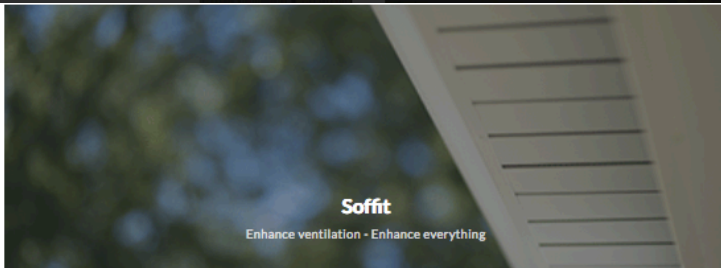
NO.	REVISIONS FOR PLANNING & ZONING COMMISSION, MISC.	DATE
3	1/17/2020	
2	1/14/2020	
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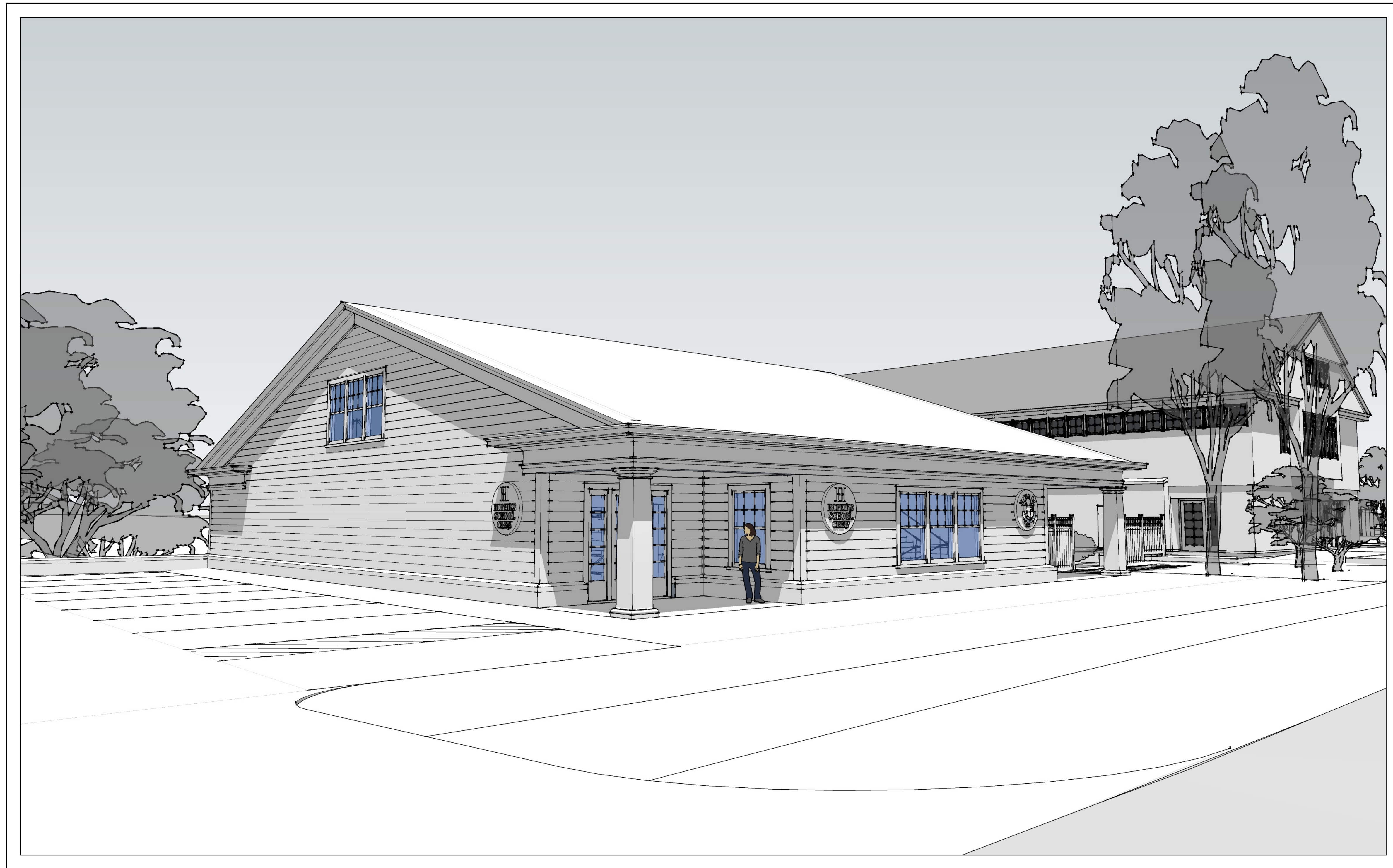
**SITE PLAN**  
PREPARED FOR THE NEW HAVEN ROWING CLUB, INC.  
403, 407 & 411 ROOSEVELT DRIVE  
OXFORD, CONNECTICUT

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

New Haven Rowing Club  
Oxford Planning & Zoning  
**Exterior Siding**

Stuart Lathers Associates LLC  
May 5, 2020





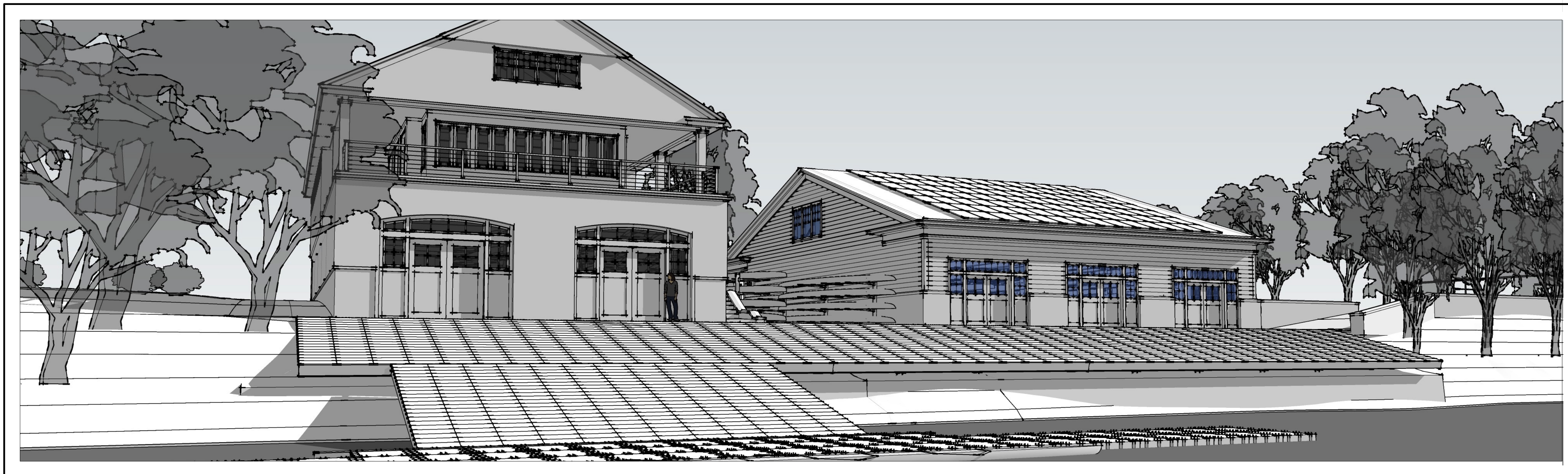
# **NEW HAVEN ROWING CLUB, INC., NEW BOAT STORAGE BUILDING**

**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](http://www.stuartlathers.com)

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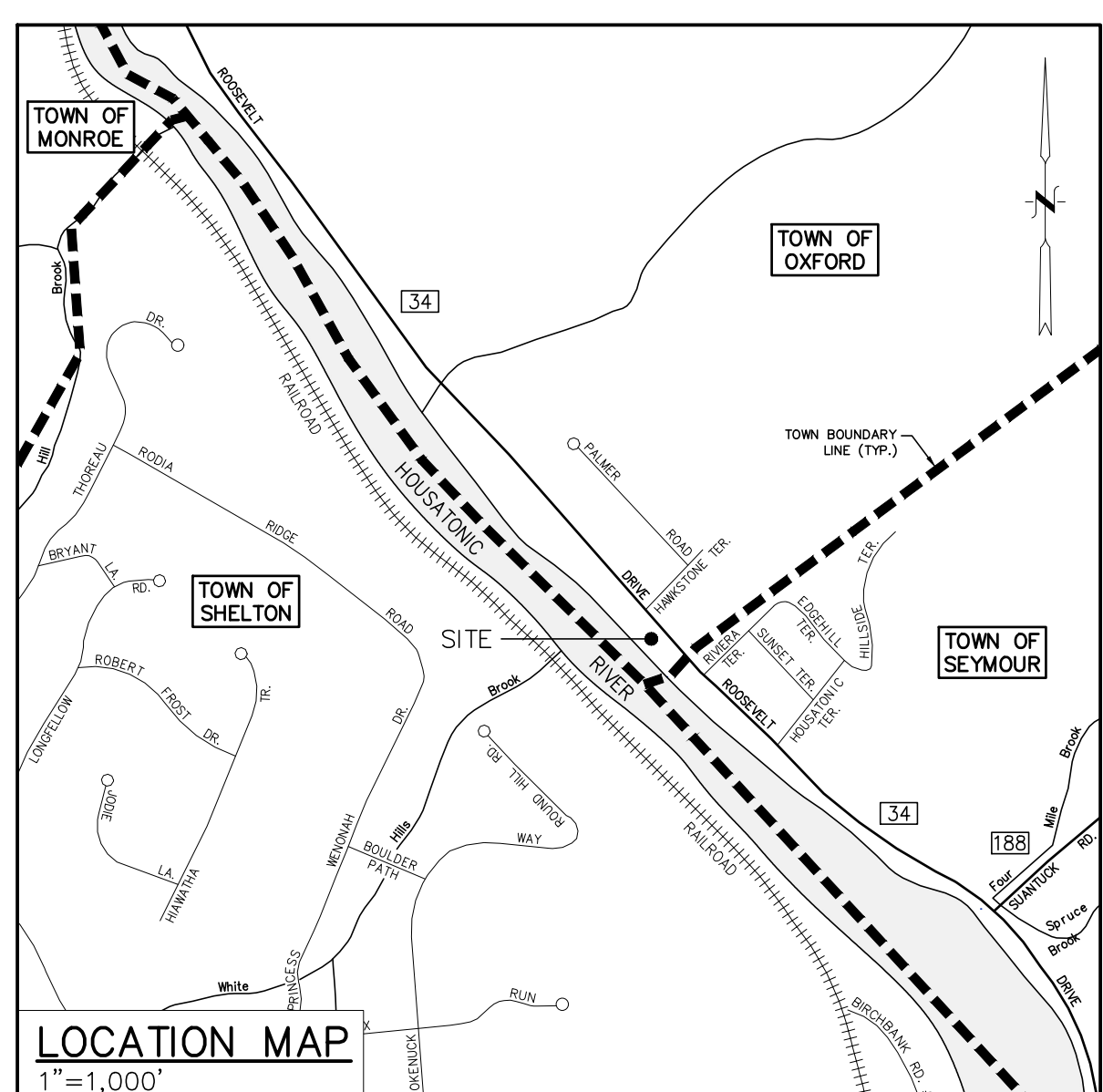
# **NEW HAVEN ROWING CLUB, INC., NEW BOAT STORAGE BUILDING**

**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](http://www.stuartlathers.com)

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### 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 RAIN GARDEN	---	30
<b>TOTAL VOLUME</b>	<b>(-) 245</b>	<b>(+) 1,120</b>
<b>NET STORAGE CAPACITY</b>	<b>(+) 875 C.Y. (23,625± C.F. OR 176,715± GALLONS)</b>	

- (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 MAPING APPEARS TO BE ON DATUM NAVD-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

ITEM	OXFORD RESIDENTIAL A 'R-A' DISTRICT		
	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. (EX. GARAGE, #403) (1) 175.00± FT. (EX. HOUSE, #403) (2) 80.00± FT. (EX. #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) 20.0± 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. (EX. HOUSE, #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 3,434± 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 3,434± S.F. (+0.2% OR +57 S.F.) (#407) (5) 0% OR 0 S.F. (NO CHANGE) (#411)

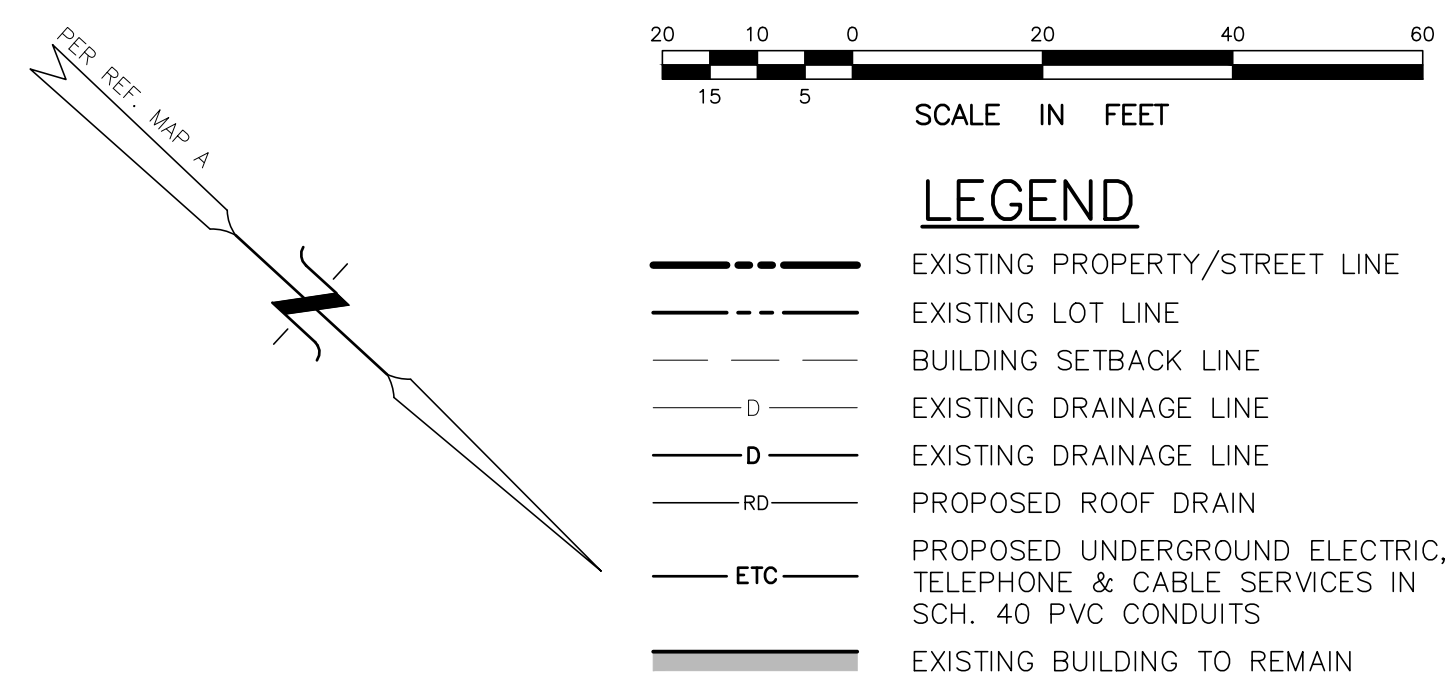
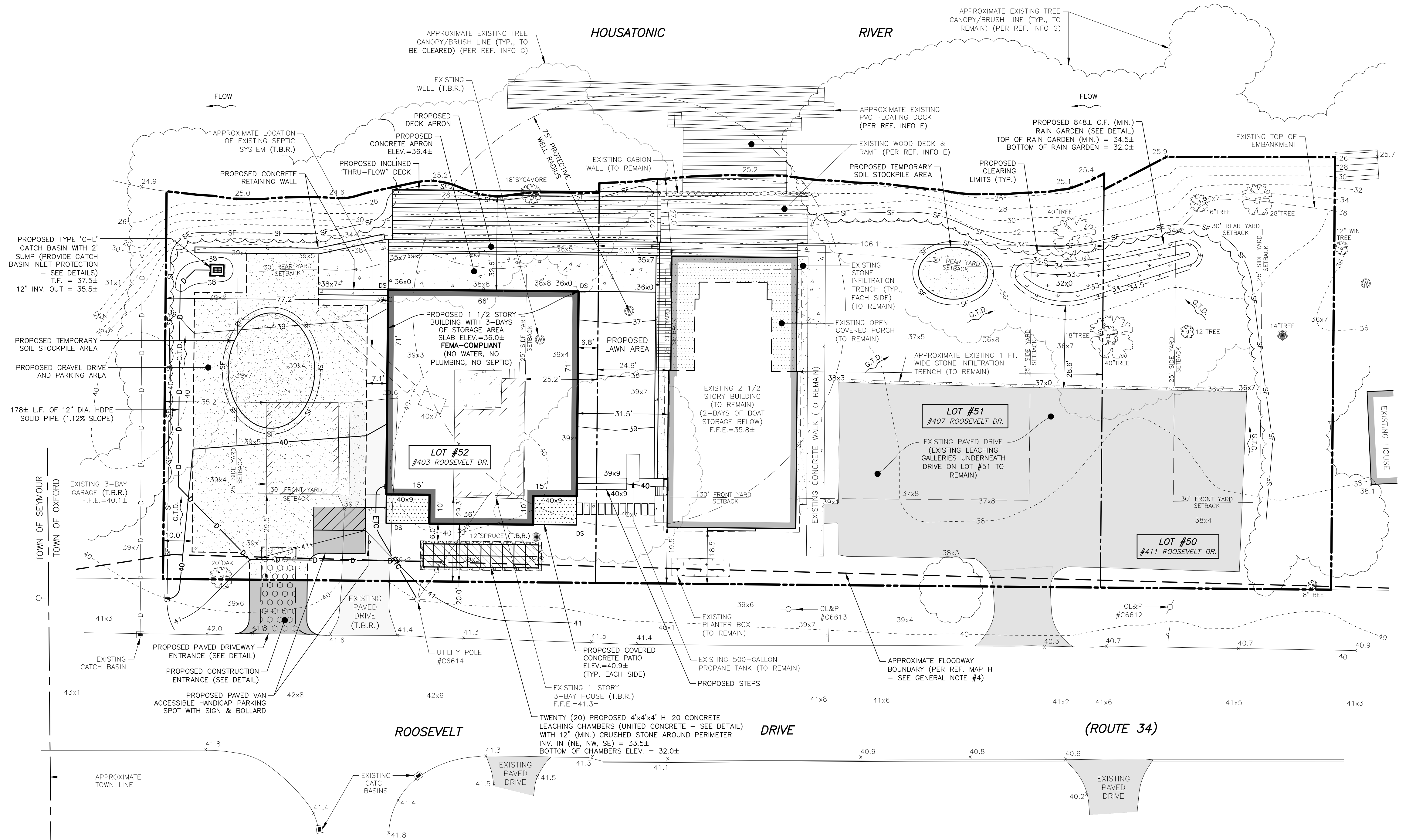
- (1) ALL OF THE PROPERTIES ARE EXISTING NON-COMFORMING LOTS OF RECORD AND DO NOT MEET THE MIN. LOT AREA OR FRONTAGE REQUIREMENTS.
- (2) EXISTING NON-COMFORMING.
- (3) EXISTING NUMBER OF STORIES ESTIMATED PER ASSESSOR'S INFORMATION AND INFORMATION PROVIDED BY THE PROJECT ARCHITECT. PROPOSED NUMBER OF STORIES ESTIMATED PER ARCHITECTURAL DRAWINGS.
- (4) THE PROPOSED BUILDING HEIGHT WAS MEASURED FROM THE LOWEST POINT OF FINISHED GRADE WITHIN 10 FEET OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF. PROPOSED BUILDING HEIGHT = 65.3± (ROOF RIDGE ELEV.) 35.7± (LOWEST FINISHED GRADE ELEV.) = 29.6± FT.
- (5) BUILDING/STRUCTURE COVERAGE INCLUDES BUILDINGS, COVERED ENTRIES AND ATTACHED ENTRY STAIRS.

### GENERAL NOTES:

1. 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: 09009C0382H, SCALE: 1"=500', EFFECTIVE DATE: DECEMBER 17, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE PROPERTY OWNER AND APPLICANT IS THE NEW HAVEN ROWING CLUB, INC. OF 407 ROOSEVELT DRIVE, OXFORD, CT 06478.
3. 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 735 (#411 ROOSEVELT DRIVE), VOLUME 158 PAGE 610 (#407 ROOSEVELT DRIVE) AND VOLUME 100 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.
4. 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 RECREATIONAL USE AND IN 2003/2004 THE SAME USE WAS EXTENDED TO THE TWO ADJACENT LOTS (#403 & #401) WHEN THEY WERE ACQUIRED. THE PARCELS ARE LOCATED WITHIN AN ADJUTIVE PROTECTION AREA. THE PARCELS ARE LOCATED WITHIN THE FLOOD PLAN 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: 09009C0382H, EFFECTIVE DATE: DECEMBER 17, 2010.
5. 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 SERVICE, NO PLUMBING OR SEPTIC SYSTEM. THE EXISTING DWELLING AND SEPTIC SYSTEM WILL BE REMOVED.
6. 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.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
8. ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO REFERENCE MAPS A, C AND D.

### CONSTRUCTION NOTES:

1. 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 LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OXFORD STANDARDS AND REGULATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OXFORD AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. 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 "HAMMER" TIME OF THE COMMUNITY.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OXFORD.
6. 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.
7. 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.
8. ALL MECHANICALS SHALL BE INSTALLED AT OR ABOVE ELEVATION 47.0 IN ACCORDANCE WITH FEMA FLOOD REGULATIONS AND LOCAL FLOOD ORDINANCES. ANY BUILDING MATERIALS BELOW THE BASE FLOOD ELEVATION SHALL BE FLOOD RESISTANT.
9. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS SO TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
10. 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.
11. THE LOCATION OF THE EXISTING SEPTIC SYSTEM ON LOT 52 (#403 ROOSEVELT DRIVE) IS SHOWN HEREON PER REFERENCE MAP A. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE 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.
12. 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 CONSIDERED 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.
13. THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL DETERMINE FLOOD VENT REQUIREMENTS.



PLAN PREPARED BY:  
INDIGO LAND DESIGN, LLC  
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PHONE: (860) 388-9343  
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THE EMBOSSED SEAL OF THE ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

NO.	REVISIONS FOR PLANNING & ZONING COMMISSION, MISC.	DATE	BY
3	1/17/2020		
2	1/14/2020		
1	1/7/2020		

**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: RJC  
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 CONTROL 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. ANY STOCKPILE THAT WILL REMAIN UNDISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE SEEDED 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 RESEDED 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.
REDFEST	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.

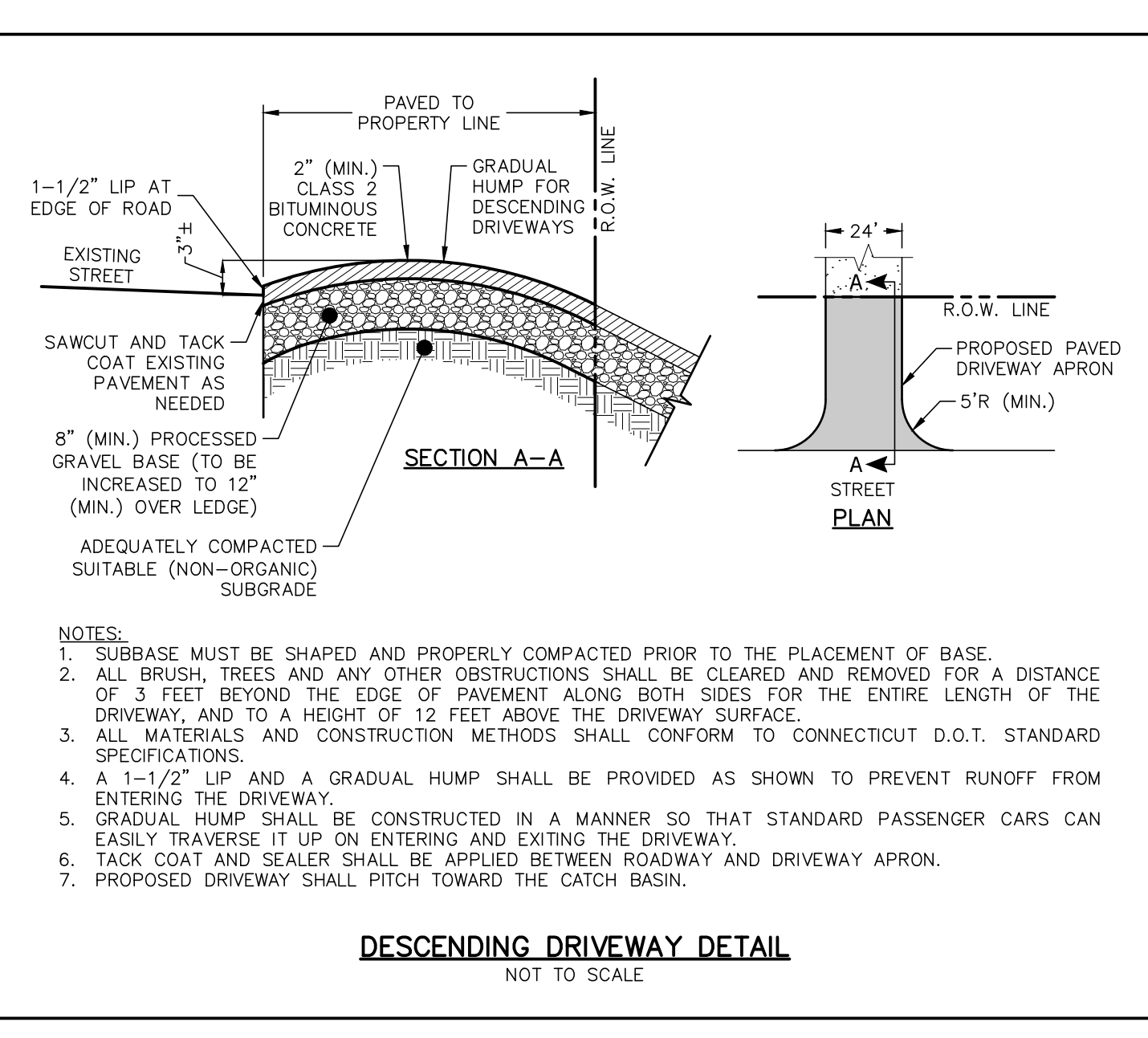
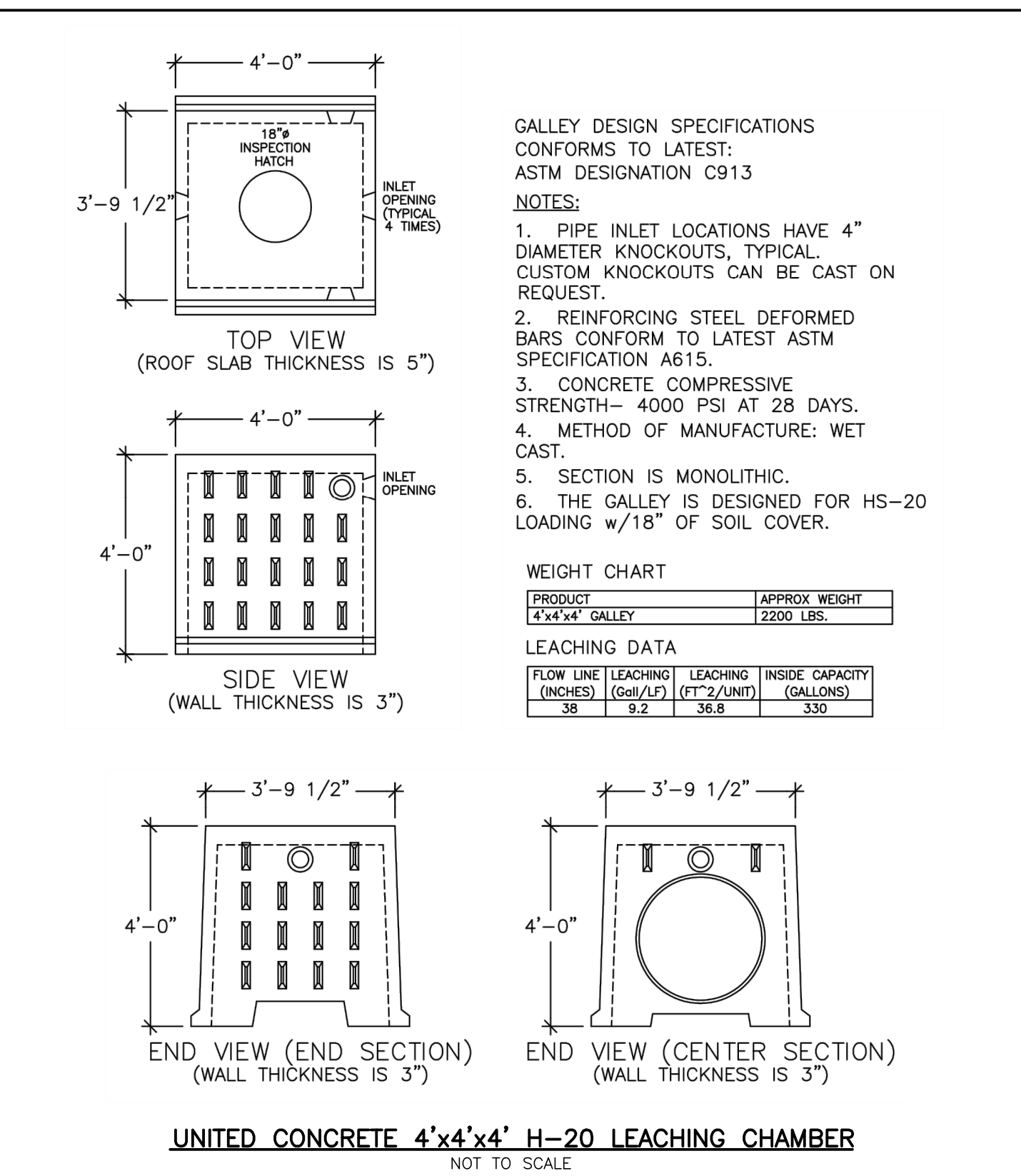
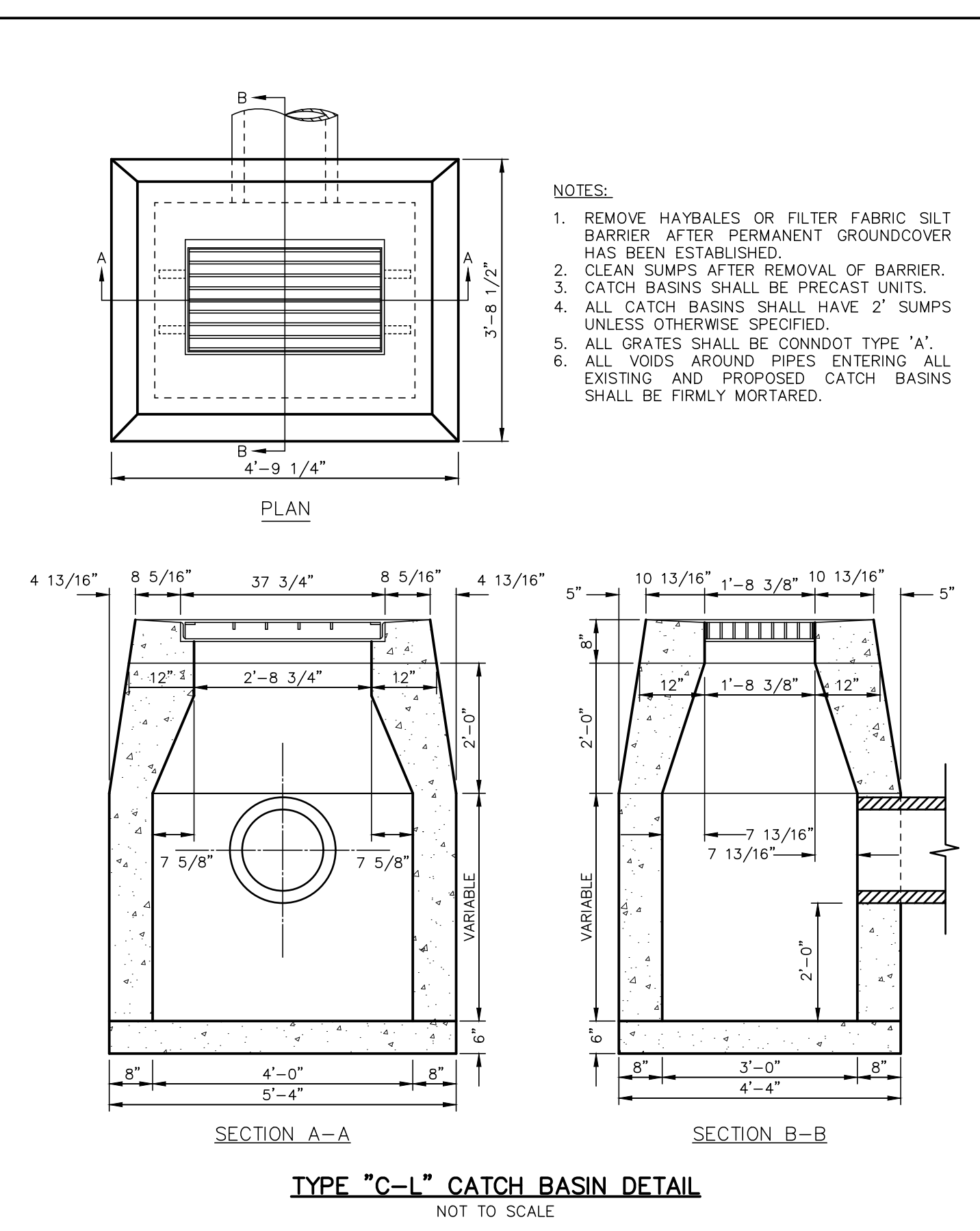
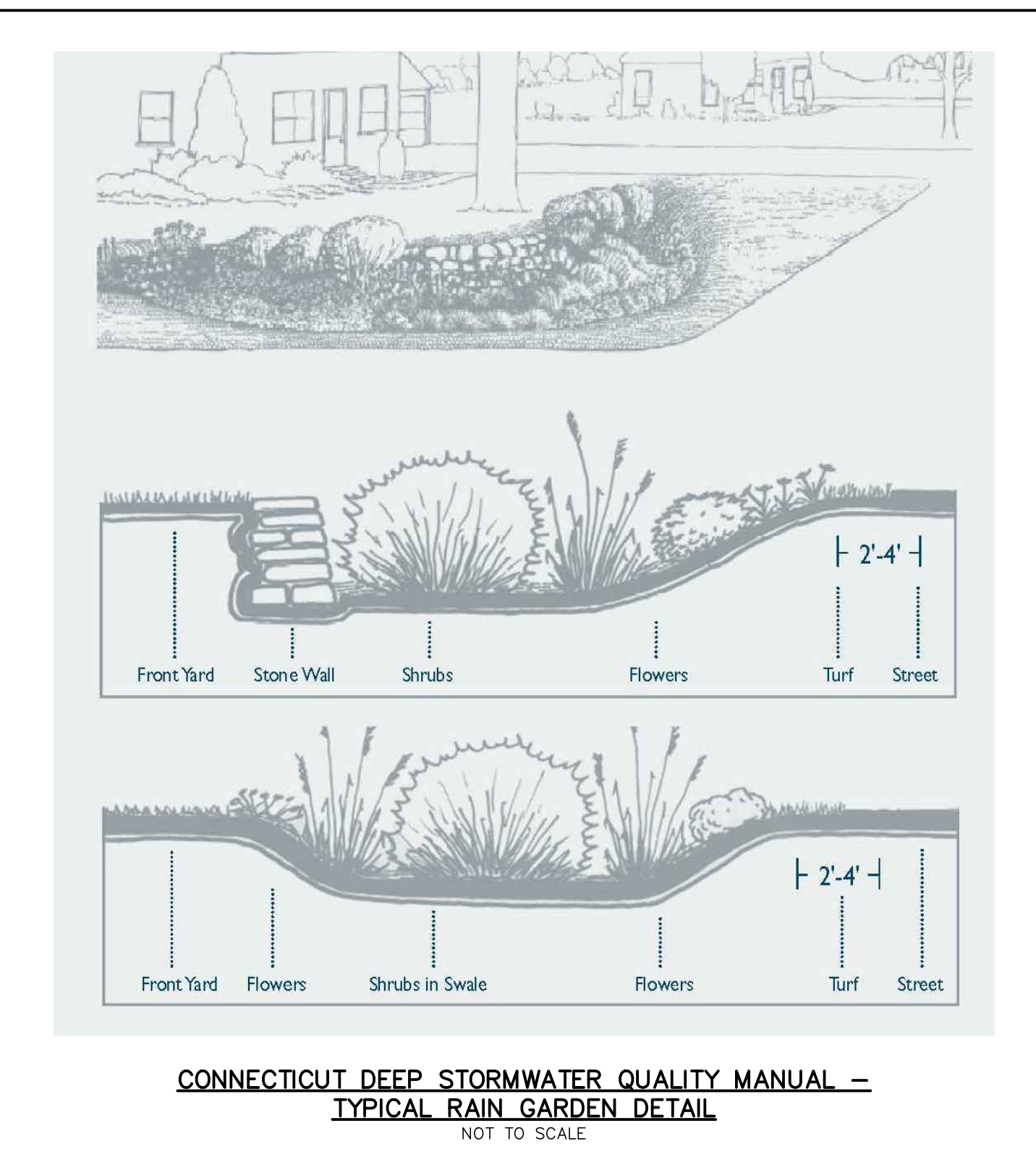
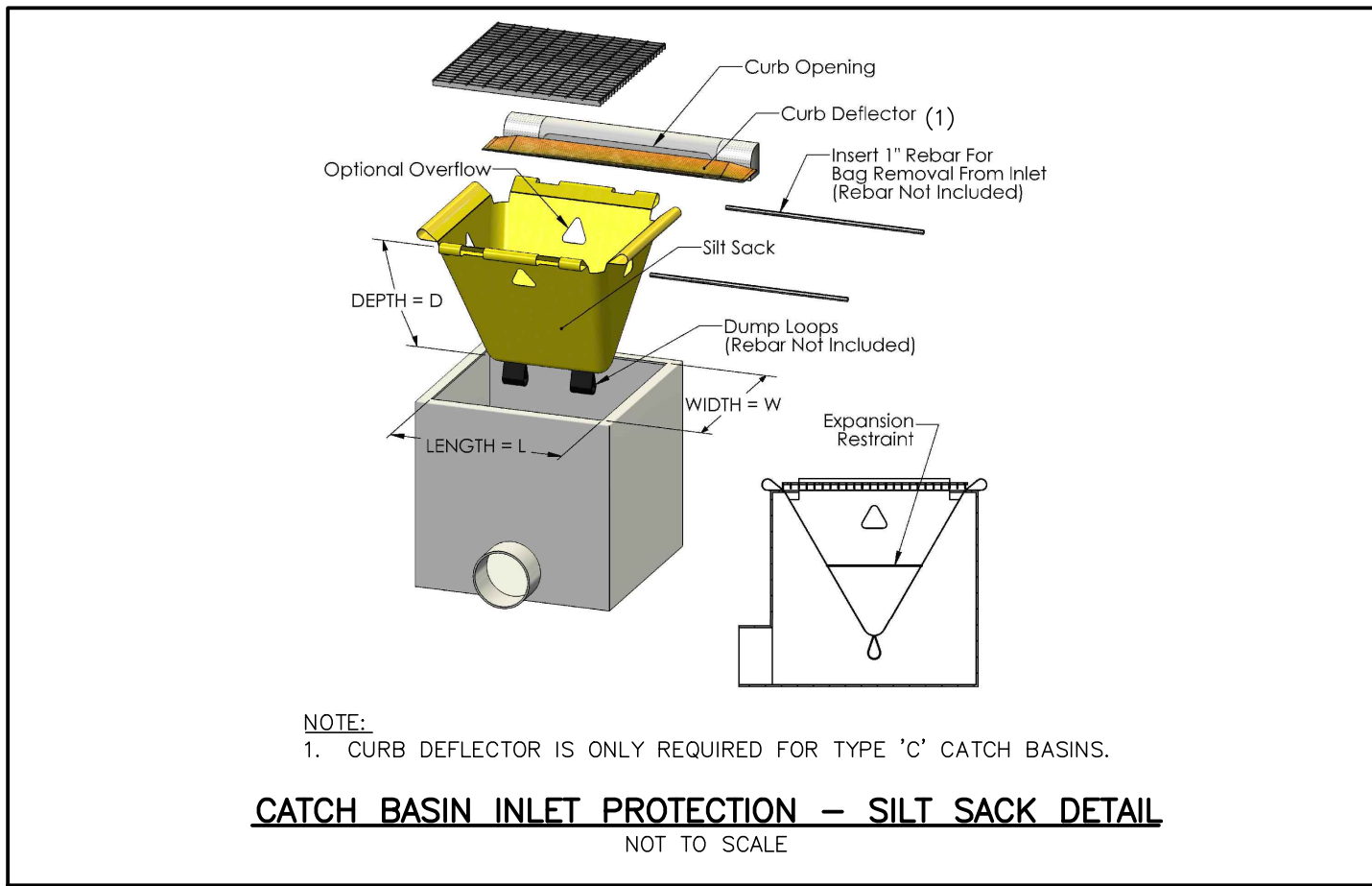
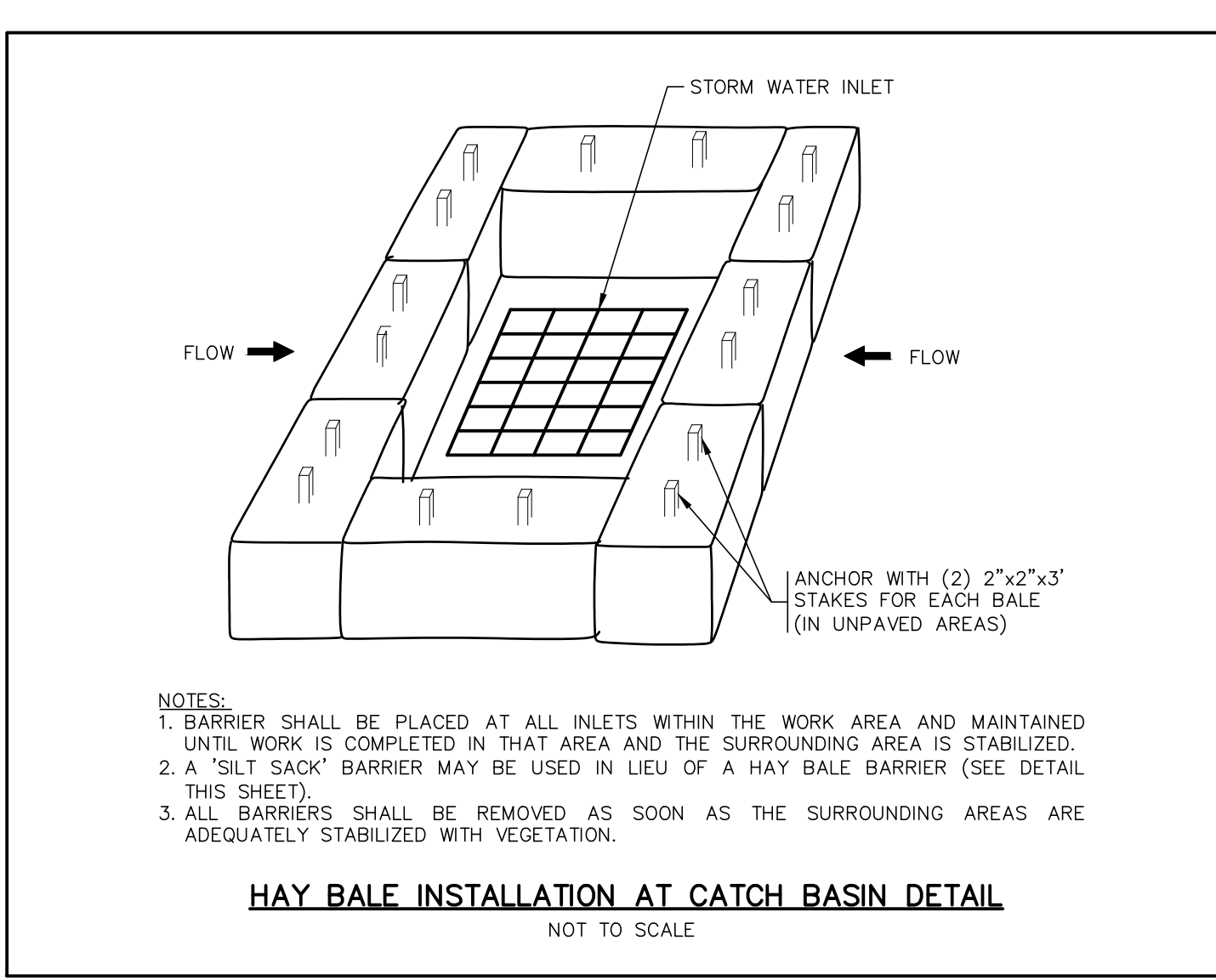
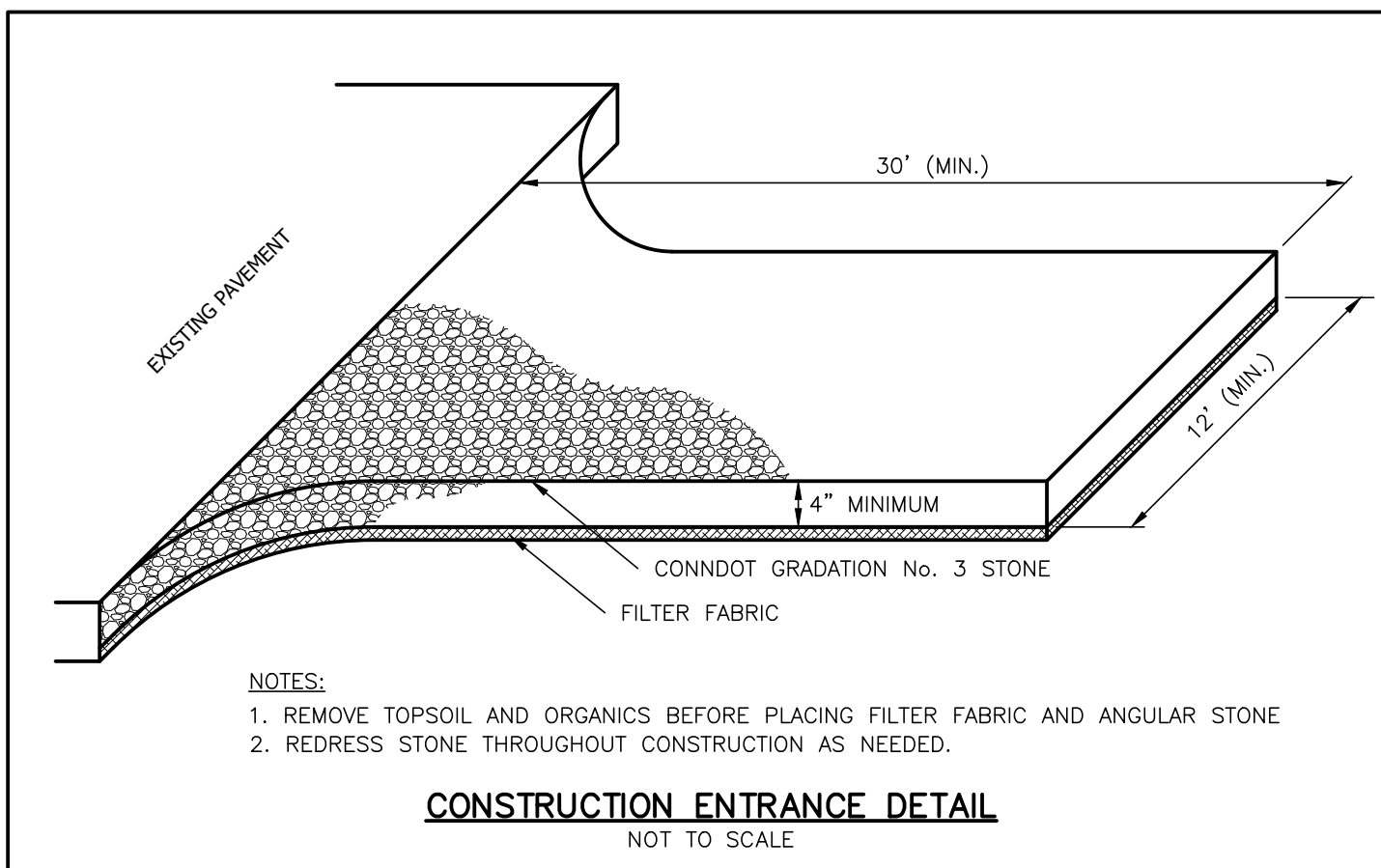
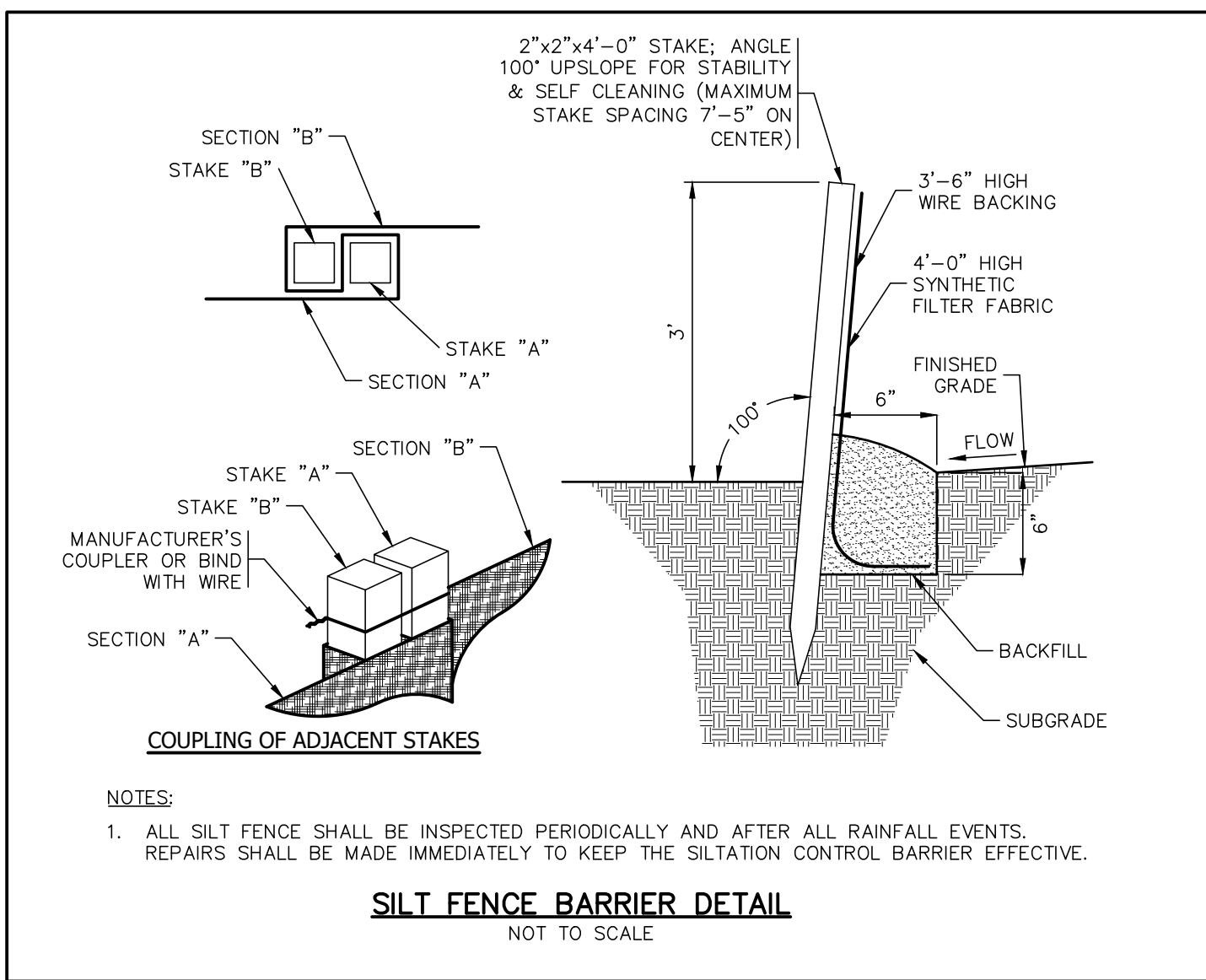
MULCHING:  
SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

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. = 1,700 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 HINCKLEY 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 WREN, P.E.  
CT REG. NO. 21090  
40 ELM STREET, 2ND FLOOR  
OLD SAYBROOK, CT 06475  
PHONE: (860) 388-9343  
FAX: (860) 391-8834

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

NO.	DATE	DESCRIPTION	BY
1	1/17/2020	GENERAL REVISIONS	JW
2	1/14/2020	REVISIONS PER TOWN ENGINEER'S COMMENTS, MISC.	RG
3	1/28/2020	REVISIONS FOR PLANNING & ZONING COMMISSION, MISC.	RG

**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:  
RG

CHECKED BY:  
JW

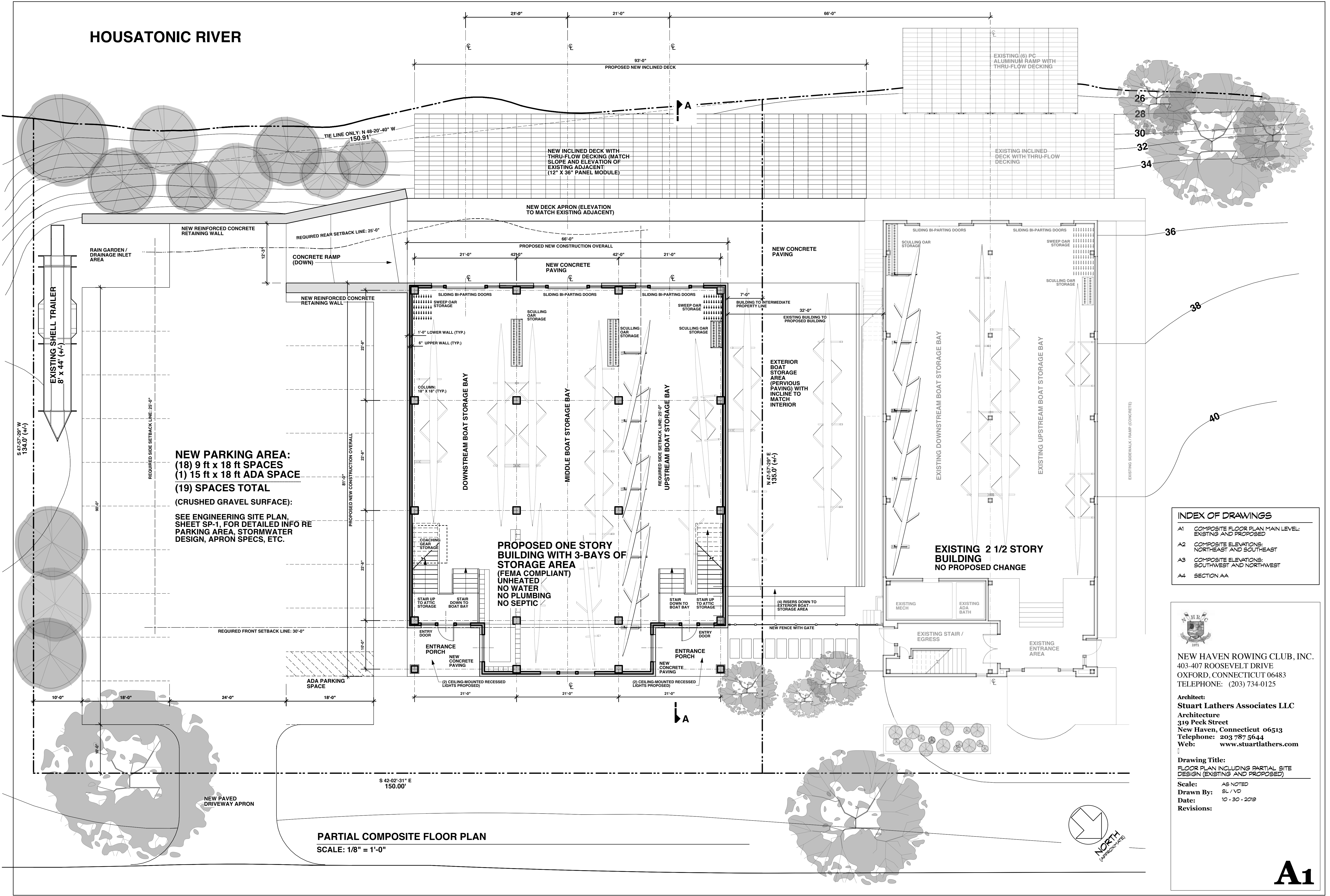
DWG. NO.:  
ES-1

SHEET NO.:  
2 of 2

JOB. NO.:  
2018-371



**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 SOUTHWEST
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

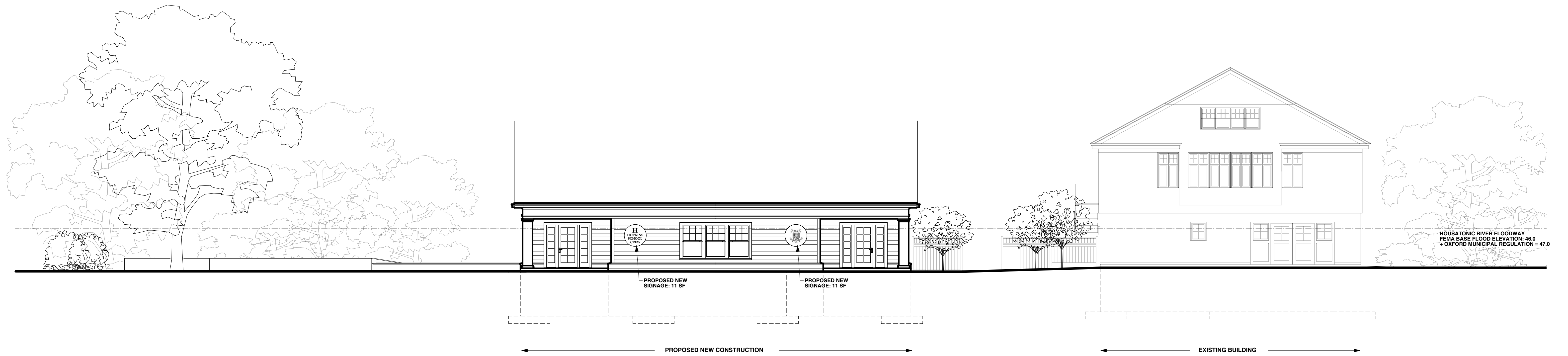
**Architect:**  
**Stuart Lathers Associates LLC**  
 Architecture  
 319 Peck Street  
 New Haven, Connecticut 06513  
 Telephone: 203 787 5644  
 Web: www.stuartlathers.com

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

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

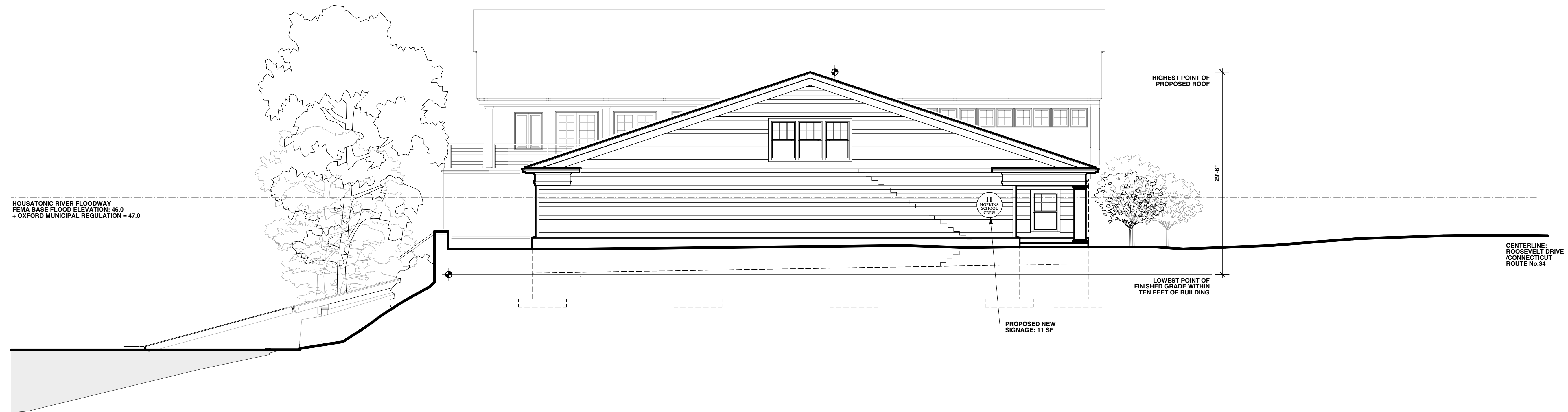
**PARTIAL COMPOSITE FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**A1**



COMPOSITE NORTHEAST ELEVATION: (ROOSEVELT DRIVE FACADES)

SCALE: 1/8" = 1'-0"



COMPOSITE SOUTHEAST ELEVATION (PROPOSED BUILDING IN FOREGROUND)

SCALE: 1/8" = 1'-0"

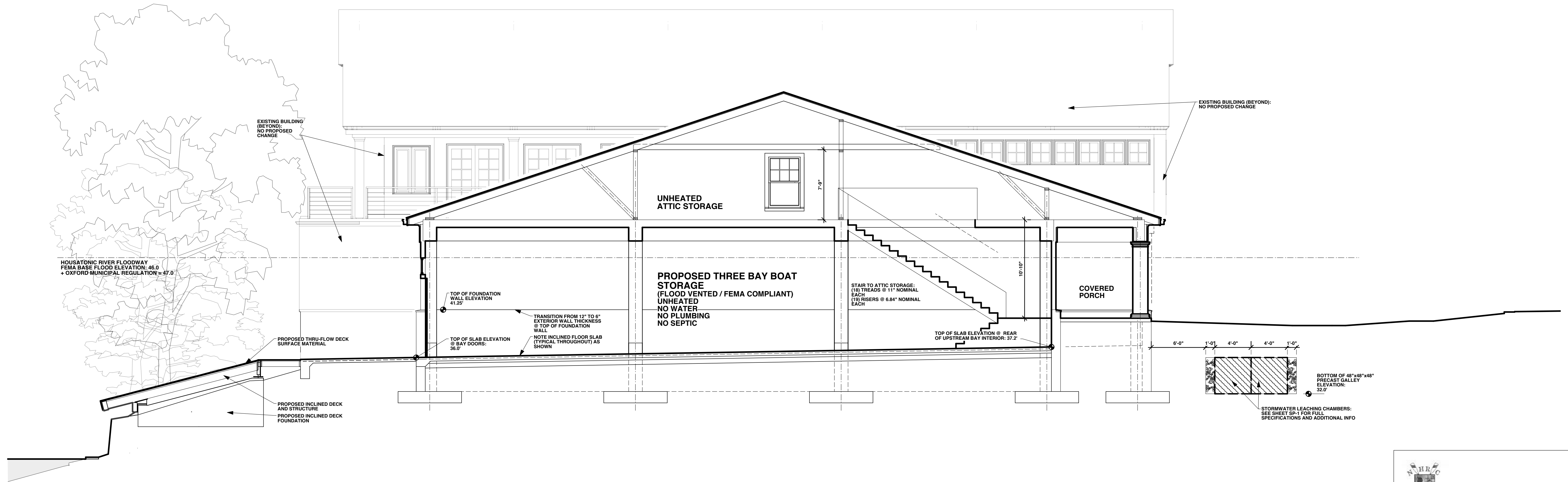


NEW HAVEN ROWING CLUB, INC.  
403-407 ROOSEVELT DRIVE  
OXFORD, CONNECTICUT 06483  
TELEPHONE: (203) 734-0125

Architect:  
**Stuart Lathers Associates LLC**  
Architecture  
319 Peck Street  
New Haven, Connecticut 06513  
Telephone: 203 787 5644  
Web: [www.stuartlathers.com](http://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"



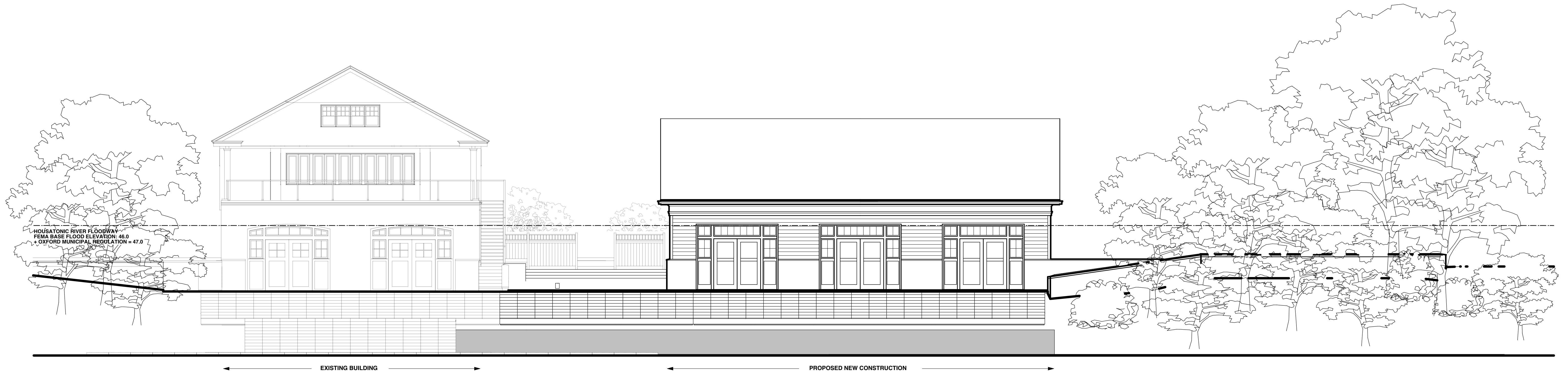
**NEW HAVEN ROWING CLUB, INC.**  
403-407 ROOSEVELT DRIVE  
OXFORD, CONNECTICUT 06483  
TELEPHONE: (203) 734-0125

**Architect:**  
**Stuart Lathers Associates LLC**  
Architecture  
319 Peck Street  
New Haven, Connecticut 06513  
Telephone: 203 787 5644  
Web: [www.stuartlathers.com](http://www.stuartlathers.com)

**Drawing Title:**  
**SECTION AA**

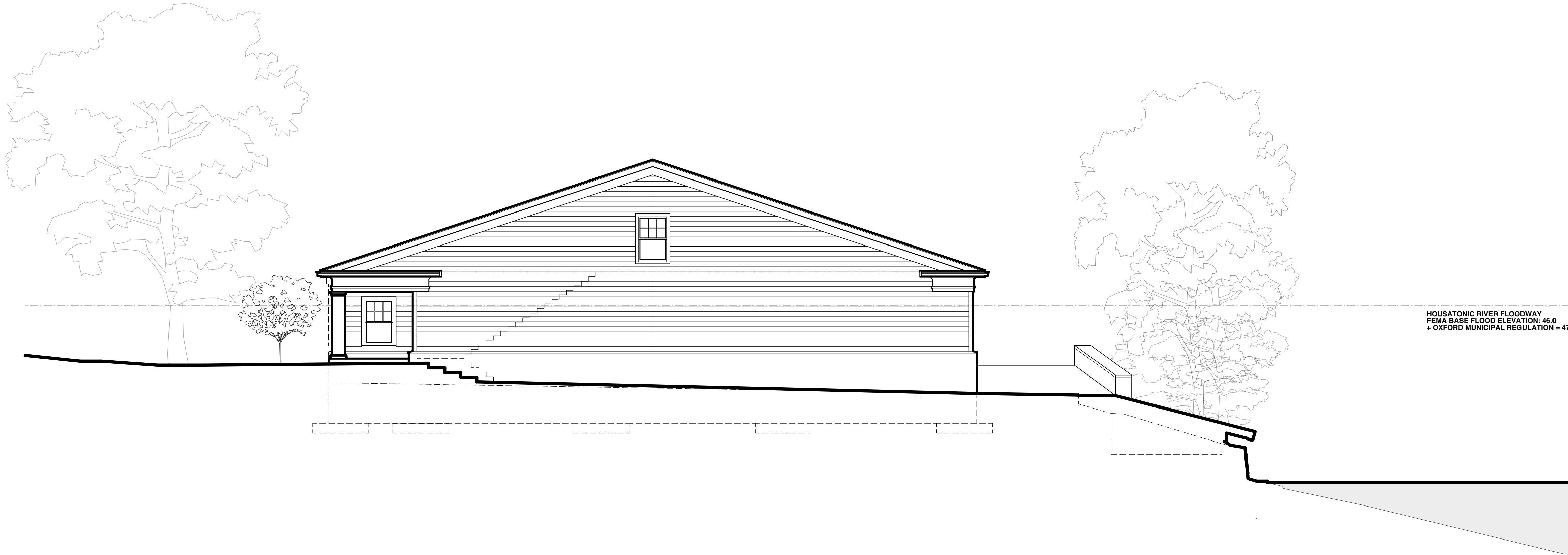
**Scale:** AS NOTED  
**Drawn By:** SL / VD  
**Date:** 10 - 30 - 2019  
**Revisions:** 1 - 13 - 2020 (STORMWATER LEACHING CHAMBERS ADDED)

**A4**



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](http://www.stuartlathers.com)

Drawing Title:  
COMPOSITE  
ELEVATIONS

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

**A3**



# NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL  
ENGINEERING & SURVEYING

March 3, 2020

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

Re: 403-407-411 Roosevelt Drive, Oxford, CT

Dear Mr. Luff:

Nafis & Young is in receipt of a Plans and Engineering Report for the above-referenced project. The proposal is for construction of a boat house at the above-referenced address. The building will be constructed within the flood plain. However, the basement of the boat house will be excavated into the river bank. FEMA compliant flow thru ports for flood water passage is proposed for the basement of the building. No fill will be placed within the flood plain because the flow thru ports will enable flood waters to enter and exit the basement freely.

Enclosed is a list of our review comments dated 01-13-2020 for the Inland Wetlands and Watercourses Commission. All of these comments have been addressed. We have no further comment.

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

Sincerely,

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



# NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL  
ENGINEERING & SURVEYING

January 13, 2020

Michael Herde  
Chairman, Oxford IWWA  
Oxford Town Hall  
486 Oxford Road  
Oxford, CT 06478

Re: 403-407-411 Roosevelt Drive, Oxford, CT

Dear Mr. Herde:

Nafis & Young is in receipt of a plan for construction of a boat house at the above-referenced site. We offer the following:

1. Please provide a cut/fill volume for work within the flood plain.
2. Please indicate the location of the floodway.
3. Please provide evidence that the existing paved parking lot will drain to the proposed rain garden. (spot grades)
4. Please provide a cross-section diagram thru the "leaching galleries", proposed "1 story building and proposed inclined flow thru deck".
5. Please provide copies of reference maps to verify property boundaries.
6. Are there any easements or rights of way over the properties?
7. Please provide first floor elevations of both buildings.

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

Sincerely,

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

# NEW HAVEN ROWING CLUB PETITION

Saturday, March 7, 2020 5:29 PM

RECEIVED  
MAR 31 2020

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	Address
Maideline Harlos Fuller <del>Fuller</del>	553 Roosevelt Dr 551 Roosevelt Drive, Oxford Oxford Ct 482 Roosevelt Dr Oxford
Segner	425 Roosevelt Dr Oxford
Dina Gaman	423 Roosevelt Dr. Oxford
<del>Matt</del> for	421 Roosevelt Dr. Oxford
Caroline E. Sydon	410 Roosevelt Dr. Oxford
Hannah Melaney	417 ROOSEVELT DR OXFORD

375 Roosevelt Drive

Vincent Vecchuselli 371 ROOSEVELT DRIVE

Myranda Williams 222 Roosevelt Drive

321 Roosevelt Dr

Jan Woodbury 211 Roosevelt Drive Seymour

(Nicholsmoore) 197 Roosevelt Dr. Seymour

Tony Chizzolo 195 ROOSEVELT DRIVE

193 Roosevelt Drive Seymour

Fishing quietly parked and Hit 2 times By SKULLS

Cory Fenimore 189 Roosevelt Dr Seymour

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

191 Roosevelt Dr. Seymour

185 Roosevelt Dr Seymour

185 ROOSEVELT DR

115 Roosevelt Dr.

5 Roosevelt Drive Seymour

7 Roosevelt Dr Seymour

81 Upper Birchbank

3 Indian Well Rd. Shelton

2 Indian Well Rd., Shelton

63 Indian Well Rd Shelton

57 Birchbank Rd, Shelton CT

12 McLanney Ave Derby CT



# NEW HAVEN ROWING CLUB PETITION

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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- As per the clubs online video "expand, develop and prosper".

**Name**

**Address**

Rodney Lancia	65 Indian Wells Rd
Rich Walker	Shelton Ct. 06484
Loren & Dave Pace	69 Indian Well Rd.
Christina DiMedici	Shelton CT, 06484
PAUL McWhanna	81 Indian Well Rd
Sacha Duff	85 Indian Well Rd
Joe Marantz	95 Indian Well Rd.
SAEEL	93 Indian Well Rd.
	99 Indian Well Rd.
	117 Indian Well Rd.

Chris Duhancik 105 + 103 Indian Well Rd. Shelton  
 Judy McGuire 121 Indian Well Rd. Shelton  
 Paul Bolton 125 Indian Well Rd. Shelton  
 Victoria Alby 127 Indian Well Rd. Shelton  
 Kaleo Odeh 437 Roosevelt Dr Oxford  
 Margo O'Connell 5 McConney Derby  
 Anthony Formato 471 Roosevelt Dr Oxford  
 Patti Dinan 469 Roosevelt Dr Oxford  
 Jebb Dwyer 225 ROOSEVELT DR SEYMOUR  
 Sharon Moore 199 Roosevelt Dr. Seymour  
~~W~~ Grick. Athin 186R Roosevelt Dr. Seymour  
 Lakeside Family Trust 183 Roosevelt Dr. Seymour  
 JAY MEZIAS 6 McConney Grove Derby  
 Thomas P. Mattioli 11 McConney Grove Derby  
 Mark Beff 13 McConney Grove Derby  
 Deborah Ahlf 17 McConney Grove Derby - 53  
 Robert Barbieri 3 Roosevelt Dr Seymour  
 Melann Spurr 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  
 BRIG DeRosier 68C Birchbank Rd Shelton  
 STEVE STALMACH 68 B BIRCHBANK RD SHELTON

# NEW HAVEN ROWING CLUB PETITION

20 p93

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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- As per the clubs online video "expand, develop and prosper".

Name

Address

James Martinelli  
11

89 Indian Well Rd Shelton } James Martinelli  
81 Indian Well Rd Shelton }

James Bonascioni

102 Indian Well Rd Shelton

Shelly Folsom  
Mark Folsom

155 Indian Well Rd, Shelton, CT Shelly Folsom  
153 Indian Well Rd Shelton, Conn

W. Foster

149 Indian Well Rd Shelton CT 06454

Carla DeBella  
Debbie Zych

137 Indian Well Rd 06454

154 Indian Well Rd 06454

145 Indian Well Rd - Shelton Lipinsky  
143 Indian Well Rd - Shelton Lipinsky  
Jas Lipinsky  
108 Indian Well Rd - Shelton (Matter)

~~MP~~

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 Kestenbaum 147 Indian well rd

Justin Rompe 112 Indian well rd.

# NEW HAVEN ROWING CLUB PETITION

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.

- 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**

**Address**

Ed Hunt

56 Birchbank Rd

Sam Braunard

54 Birchbank Rd

Tim Mingey

50 Birchbank Rd

Naren Battistelli

49 Birchbank Rd

William Sheewood

48 Birchbank Rd

Carol Ann Kuzio

45 Birchbank Rd

Theresa Kule

44 Birchbank Rd

J. J. To 42 Birchbank Rd Shelton  
 My Man 41 Birchbank Rd Shelton  
 Joe Wanduch 39 1/2 " " "  
 Kristin Mym 39 Birchbank Rd, Shelton CT, 06484  
 C. Sullivan 36 Birchbank Rd Shelton  
 Deane O'Donnell 24 Birchbank Rd Shelton CT 06484  
 Joseph DiStasio 29 Birchbank Rd Shelton CT 06484  
 Dennis Shelton 28 BIRCHBANK RD SHELTON CT 06484  
 Felix Shelton 28 Birchbank Rd Shelton CT 06484  
 Elizabeth Burleigh 24 Birchbank Road Shelton, Ct. 06484  
 Doug Harper 23 Birchbank Rd Shelton  
 Bill Dwyer 20 Birchbank Rd. Shelton  
 Pat Anthony 3 Birchbank Rd Shelton



RECEIVED  
6/30/20

Rosa Reyes  
Bond & Specialty Insurance  
Construction Services  
300 Windsor Street  
Hartford, CT 06120  
Phone: (860) 277-8557  
Electronic Fax: (866) 269-4991  
E-mail: rreyes@travelers.com

June 17, 2020

Town of Oxford  
Office of the First Selectman  
486 Oxford Road  
Oxford, CT 06478

**Bond No.:** 104953452  
**Principal:** Oxford Supply, LLC  
**Address:** 70 Platt Road, Shelton, CT 06484  
**Bond Amount:** \$950,000 – Subdivision/Performance Bond

To whom it may concern:

We have been informed that the above mentioned Subdivision Performance Bond is no longer required for renewal, therefore we are asking for the release of the bond.

Please forward a Release of Bond to my attention, at the address above or via email [rreyes@travelers.com](mailto:rreyes@travelers.com) so I can process the cancellation on this bond.

Should you need any further information, please contact me at 860-277-8557.

Very truly yours,

Rosa Reyes  
Bond Department



Rosa Reyes  
Bond & Specialty Insurance  
Construction Services  
300 Windsor Street  
Hartford, CT 06120  
Phone: (860) 277-8557  
Fax: (860) 277-8394  
E-mail: rreyes@travelers.com

**SECOND REQUEST**

March 10, 2020

Town of Oxford  
S. B. Church Memorial Town Hall  
486 Oxford Road  
New Haven, CT 06478

**Bond No.:** 400KF6036  
**Principal:** Haynes Construction Company  
**Address:** 30 Progress Avenue, Seymour, CT 06783  
**Bond Amount:** \$300,000.00  
**Project:** Meadowbrook Estates, Great Cedar Hill Road, Seymour, CT

To whom it may concern:

On **March 3, 2003**, we executed a Subdivision Bond for the above captioned and we are inquiring about the status to see if bond can be released at this time.

If the bond can be released, we would appreciate it if you would return the bond to us so we can go ahead and process the proper cancellation.

Thank you.

Very truly yours,

Rosa Reyes  
Bond Department