



**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, September 1, 2020**  
**7:30 PM - Online/Remote Meeting**

The Planning & Zoning Commission will meet remotely on **Tuesday, September 1, 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/sim-xmcg-rgb](https://meet.google.com/sim-xmcg-rgb)

**Option #2:** Join by Phone  
**Phone Numbers:**  
(US)+1 636-431-4829  
**PIN:** 840 125 591#

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

**A. Recessed Public Hearings:**

**B. New Public Hearings - NONE**

**C. Future Public Hearings**

**Public Hearing on Tuesday, September 15, 2020 for the following application:**

- 1. Z-20-327 [RESA] - 312 Chestnut Tree Hill Road - Owner: Estate of Serge Mihaly, Sr.**  
**Applicant: Matthew Mihaly, 111 Booth Hill Road, Trumbull, CT**  
**(2-Lot Re-subdivision)**

- 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; Extension to September 15, 2020.**

**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

a. Letter dated 8/12/2020 from Kevin Condon, Town Counsel to Planning & Zoning Chairman

b. Letter dated 8/17/2020 from Neil Marcus to Kevin Condon

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

**G. New Business**

**H. Zoning Enforcement**

**I. Zoning Regulations Subcommittee**

**J. Minutes**

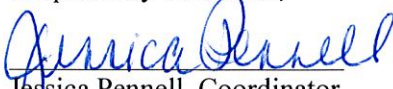
**K. Invoices**

**L. Other Business**

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

**M. Adjournment**

Respectfully submitted,



Jessica Pennell, Coordinator  
Planning & Zoning Commission

20 AUG 31 AM 11:43  
TOWN OF OXFORD, CT  
TOWN CLERK  
*Stephanie A. West*



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**SUBDIVISION / RESUBDIVISION APPLICATION**  
(Circle One)

Planning and Zoning Commission

Z#: Z-20-327  
Date Received: \_\_\_\_\_  
Date Accepted: \_\_\_\_\_

1) Name of Subdivision: \_\_\_\_\_

2) Street Address: 312 Chestnut Tree Hill Rd.

Map: 37 Block: 5 Lot: 2 Zoning District: RESA

3) Owner Name: Estate of Serge Mihaly Sr.

Owner Address: 111 Booth Hill Rd, Trumbull, CT 06611

Owner Telephone: (203) 556-0509

Applicant Name: Matthew Mihaly

Applicant Address: 111 Booth Hill Rd., Trumbull, CT 06611

Applicant Phone: (203) 556-0509

4) Plans and Documentation Prepared by: \_\_\_\_\_ Land Surveyor \_\_\_\_\_ Professional Engineer

Name: Paul J. Bombero Sr

Address: 7 Hemlock Rd, Newtown, CT 06470

Telephone: (203) 530-9779

5) Check Appropriate boxes: \_\_\_\_\_ Municipal Sanitary Sewers  Private Wells

On Site Septic Systems \_\_\_\_\_ Public Water

6) Names of New Streets to be Constructed: \_\_\_\_\_

Number of Building Lots: \_\_\_\_\_

Number of Open Space Parcels or Conservation Easements: \_\_\_\_\_

7) Status of Wetlands Application: \_\_\_\_\_

8) Choose One:

Improvements will be completed prior to endorsement and filing of record subdivision map.

\_\_\_\_\_ Surety will be provided.

\_\_\_\_\_ Conditional approval is requested.

9) Choose One:

\_\_\_\_\_ No waivers of the subdivision regulations are required.

Waivers of one or more sections of the subdivision regulations are requested. A written description of the reasons for the waiver is/are attached to and part of this application.

10) Earth Excavation (circle one): \_\_\_\_\_ Yes \_\_\_\_\_ ~~No~~

If yes, indicate the total number of cubic yards: \_\_\_\_\_

To be (check one): \_\_\_\_\_ Removed \_\_\_\_\_ Filled \_\_\_\_\_ Dispersed

11) Check here if property is located in a flood zone: X

12) Application Fee is as follows:

\_\_\_\_\_ of building lots (x) \$ \_\_\_\_\_ per lot = \$ \_\_\_\_\_

\_\_\_\_\_ cubic yards (x) \$100 for each 1,000 cubic yards = \$ \_\_\_\_\_

Public Hearing Fee = \$ \_\_\_\_\_

State Fee = \$ \_\_\_\_\_

**Total Fee = \$ \_\_\_\_\_**

13) Check appropriate documents:

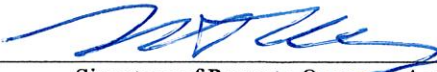
<u>✓</u> Record Subdivision Plan	_____ Letter from Public Water Supply
<u>✓</u> Site Development Plan	_____ P.D.D.H. Approval
_____ Plan and Profile	_____ Inland Wetlands Approval
_____ Standard Construction Details	_____ W.P.C.A. Approval
_____ Connecticut Highway Department	_____ Other: _____

14) Choose one:

\_\_\_\_\_ Property is either within 500 feet of the Town of \_\_\_\_\_ or affects such Town with respect to traffic, sewers, water supply or storm water drainage.

\_\_\_\_\_ Subdivision includes land which abuts or is partially located in the Town of \_\_\_\_\_ Referral to Regional Planning Agencies is required.

15) Application for subdivision or resubdivision approval as described herein is hereby made. The Oxford Planning & Zoning Commission and its technical staff are authorized to enter the property for the purpose of evaluating this application. **Communications with and recommendations from contracted P&Z staff are the sole responsibility of the applicant.**

\_\_\_\_\_ Date \_\_\_\_\_  Signature of Property Owner or Agent

**(Must submit green return-receipt cards at public hearing per the Subdivision Regulations)**

Applicants are reminded that Oxford is considered a rural community with agricultural orientation. Private deed restrictions against the keeping of horses or livestock are discouraged. It is further requested that consideration be given to a right-of-way for horse, biking and hiking trails when designating open space parcels, if possible.

Denied / Approved  
Approved with Conditions

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_





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 486 Oxford Road, Oxford, Connecticut 06478-1298  
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Z#:	<u>20-327</u>
Date Received:	<u>8/11/20</u>
Date Accepted:	<u>8/18/20</u>
Date on Agenda:	<u>8/18/20</u>
65 Day Exp.:	_____
Extension:	_____
2 <sup>nd</sup> Extension:	_____

**Planning and Zoning Commission**

**\* 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>2</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 Road

Town Clerk Record Map Number: 17-31

Assessor's Identification Numbers:

Map: 31 Block: 5 Lot: 2 Unit: N/A

**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

Address: 111 Booth Hill Road

Town: Trumbull State: CT Zip Code: 06601

Phone: (003) 556-0509 Fax: ( ) Email: \_\_\_\_\_

**4) OWNER(s):** Same as applicant

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

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

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

5) APPLICANT'S OWNERSHIP INTEREST: \_\_\_\_\_

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

Address: \_\_\_\_\_  
Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

7) CIVIL ENGINEER: Paul J. Bumbero Sr REG. No: \_\_\_\_\_

Address: 7 Hemlock Road  
Town: Newtown State: CT Zip Code: 06470  
Phone: (903) 530-9779 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: Pending  
(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
- 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 = \$ \_\_\_\_\_

State Fee = \$ \_\_\_\_\_

**Total Fee = \$ \_\_\_\_\_ (Ck#) \_\_\_\_\_**

**19) AUTHORIZATION AND ENDORSEMENTS:**

**a) APPLICANT:**

I (we) hereby certify that I (we) are making this application on behalf of and with full authority of the owner(s) of the property or premises and am aware of and understand the Zoning and/or Subdivision Regulations pertinent to the application and affirm that the statements and information provided are accurate and true. Further, the undersigned hereby authorizes the Town of Oxford and its agents, to access the premises during normal business hours or hours of construction, for the purpose of pre and post application investigations, inspection of improvements or construction, and enforcement of the Zoning and/or Subdivision Regulations, Town Ordinances, and/or General Statutes of the State of Connecticut, as may be applicable and/or amended.

APPLICANT SIGNATURE \_\_\_\_\_

**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 *Matthew Mihaly*

NAME PRINTED Matthew Mihaly 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)**

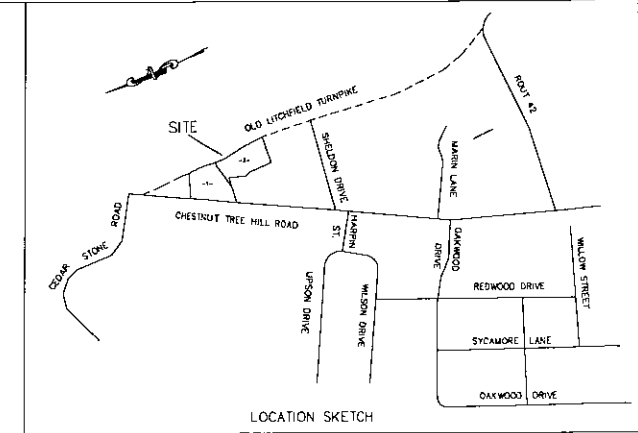
DENIED /  APPROVED  
(Check One)

**APPROVED WITH CONDITIONS**  Yes or  No  
(Check One)

See Letter dated \_\_\_\_\_ for DETAILS of ACTION taken and attach a copy hereto.

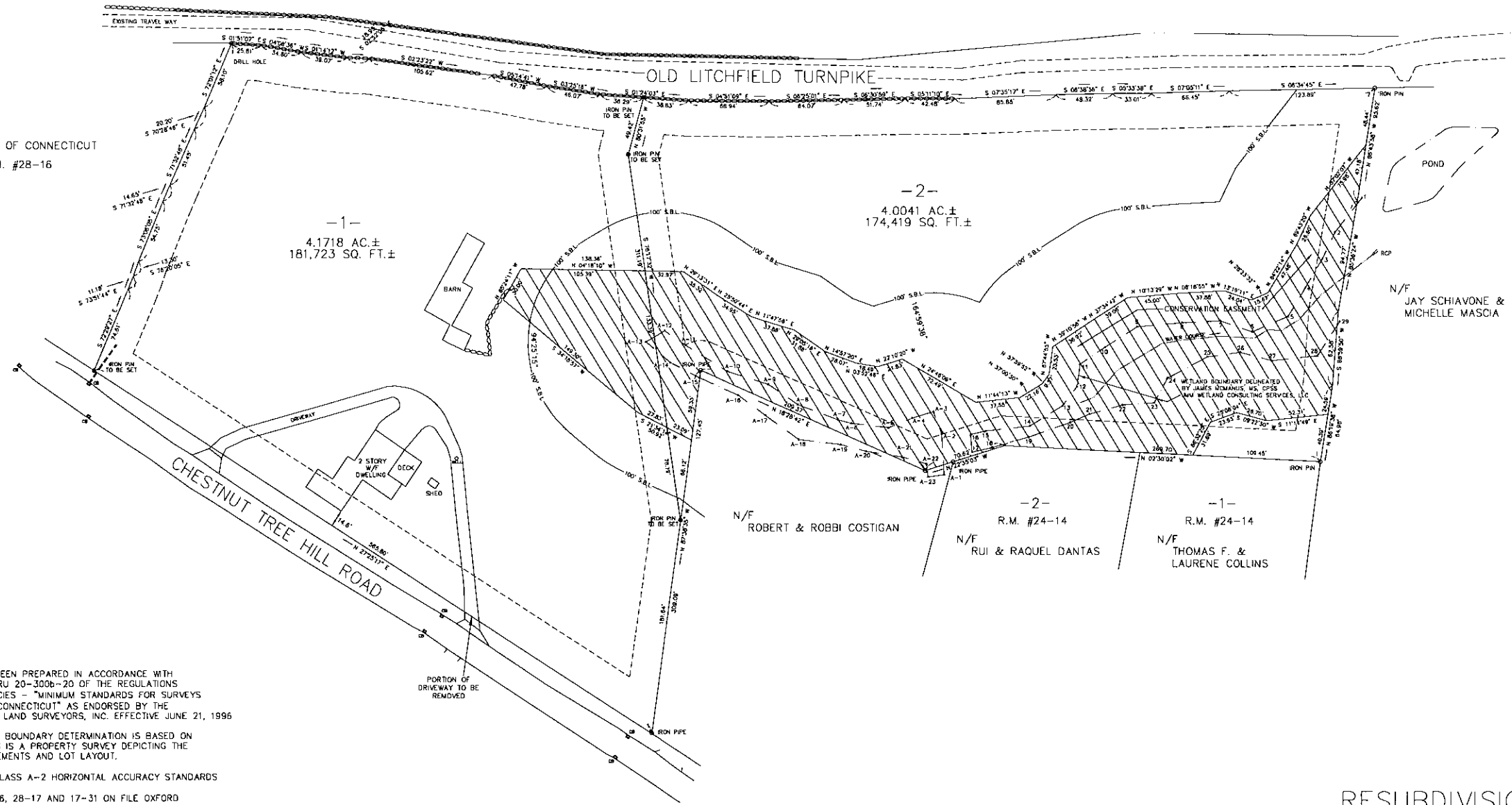
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
(Name & Title)





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

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



N/F JAY SCHIAVONE & MICHELLE MASCIA

N/F ROBERT & ROBBI COSTIGAN

N/F RUI & RAQUEL DANTAS

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

APPROVED BY THE OXFORD PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_

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

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

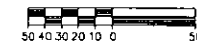
PAUL J. BOMBERO, SR. L. S. #70049  
7 HEMLOCK ROAD  
NEWTOWN, CONN.  
PHONE: 203-530-9779

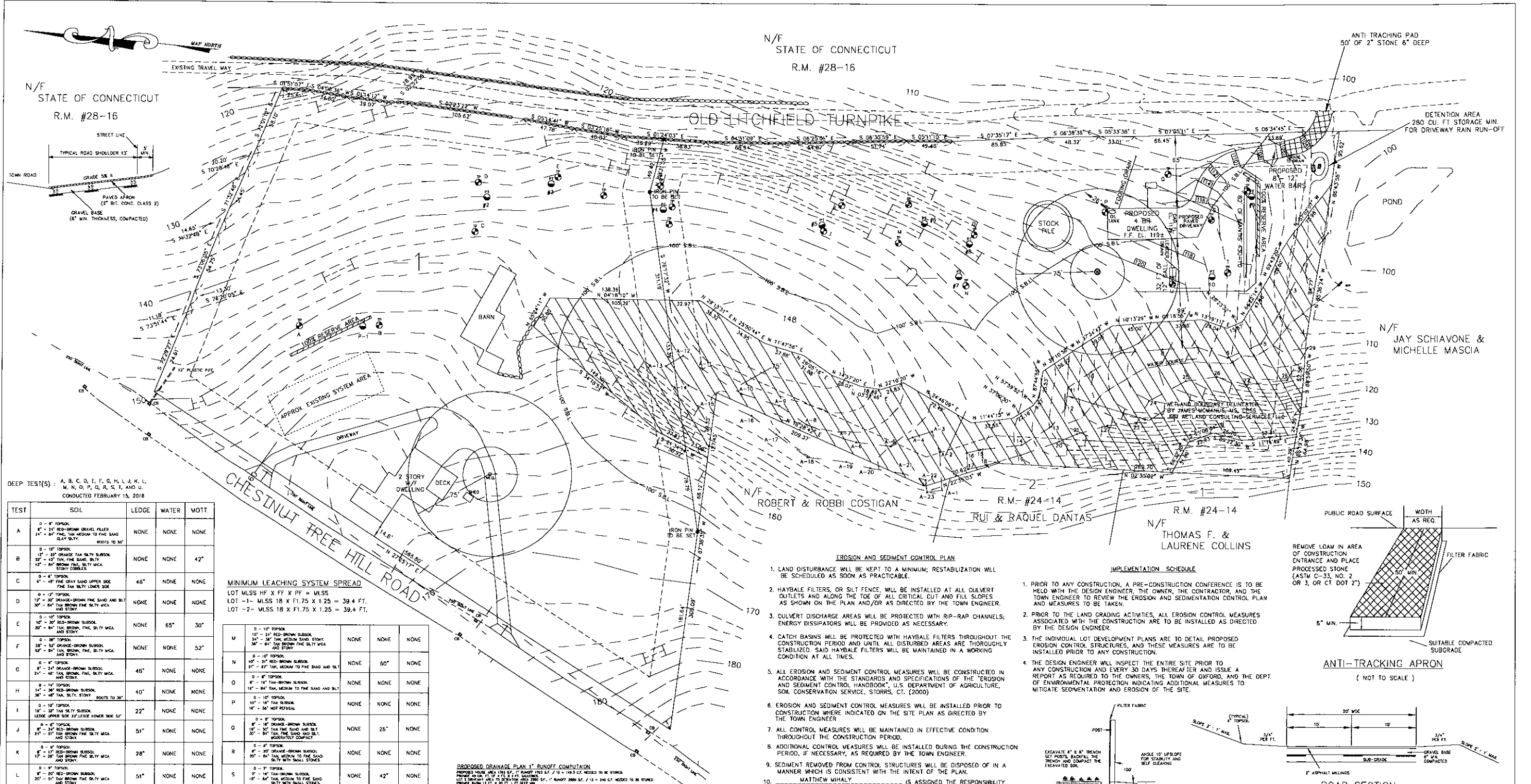
RESUBDIVISION OF PROPERTY  
312 CHESTNUT TREE HILL ROAD  
IN OXFORD, CONN.

FOR MATTHEW MIHALY

JULY, 2020

SCALE: 1" = 50'

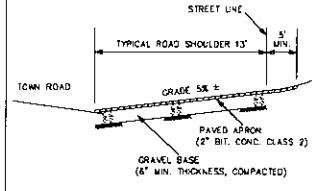




N/F STATE OF CONNECTICUT  
R.M. #28-16

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

ANTI TRACKING PAD  
50' OF 2" STONE 6" DEEP



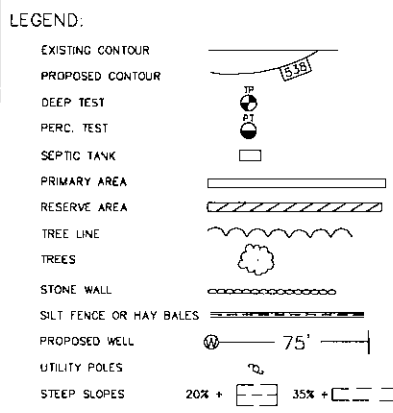
DEEP TEST(S): A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, AND U  
CONDUCTED FEBRUARY 15, 2018

TEST	SOIL	LEDGE	WATER	WOTT
A	0 - 8" TOPSOIL 8" - 24" RED-BROWN GRAVEL FILLED 24" - 64" FINE, TAN MEDIUM TO FINE SAND CLAY SILTY ROOTS TO 36"	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 SILTY COBBLES	NONE	NONE	42"
C	0 - 8" TOPSOIL 8" - 46" FINE GRAY SAND UPPER SIDE FINE TAN SILTY LOWER SIDE	48"	NONE	NONE
D	0 - 12" TOPSOIL 12" - 20" ORANGE-BROWN FINE SAND AND SILT 20" - 84" TAN BROWN FINE SILTY MICA AND STONY	NONE	NONE	NONE
E	0 - 10" TOPSOIL 10" - 30" RED-BROWN SILTY 30" - 84" TAN BROWN FINE SILTY MICA AND STONY	NONE	65"	30"
F	0 - 8" TOPSOIL 8" - 32" ORANGE-BROWN SUBSOIL 32" - 84" TAN BROWN FINE SILTY MICA AND STONY	NONE	NONE	52"
G	0 - 8" TOPSOIL 8" - 24" ORANGE-BROWN SUBSOIL 24" - 48" TAN BROWN FINE SILTY MICA AND STONY	46"	NONE	NONE
H	0 - 14" TOPSOIL 14" - 38" RED-BROWN SUBSOIL 38" - 84" TAN SILTY SILTY ROOTS TO 36"	40"	NONE	NONE
I	0 - 10" TOPSOIL 10" - 32" TAN SILTY SUBSOIL LEDDER UPPER SIDE 27.5' TO LOWER SIDE 12"	22"	NONE	NONE
J	0 - 8" TOPSOIL 8" - 24" RED-BROWN SUBSOIL 24" - 84" TAN BROWN FINE SILTY MICA AND STONY	51"	NONE	NONE
K	0 - 8" TOPSOIL 8" - 12" RED-BROWN SUBSOIL 12" - 20" TAN BROWN FINE SILTY MICA AND STONY	78"	NONE	NONE
L	0 - 8" TOPSOIL 8" - 20" RED-BROWN SUBSOIL 20" - 84" TAN BROWN FINE SILTY MICA AND STONY	51"	NONE	NONE

MINIMUM LEACHING SYSTEM SPREAD  
LOT MESS HF X FF X PF = MLSS  
LOT -1- MLSS 18 X F1.75 X 1.25 = 39.4 FT.  
LOT -2- MLSS 18 X F1.75 X 1.25 = 39.4 FT.

TEST	SOIL	LEDGE	WATER	WOTT
M	0 - 10" TOPSOIL 10" - 24" RED-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND STONY	NONE	NONE	NONE
N	0 - 10" TOPSOIL 10" - 24" RED-BROWN SUBSOIL 24" - 84" TAN, MEDIUM TO FINE SAND AND SILT	NONE	60"	NONE
O	0 - 8" TOPSOIL 8" - 18" TAN BROWN SUBSOIL 18" - 84" TAN, MEDIUM TO FINE SAND AND SILT	NONE	NONE	NONE
P	0 - 10" TOPSOIL 10" - 18" TAN SUBSOIL 18" - 84" NOT REVEAL	NONE	NONE	NONE
Q	0 - 8" TOPSOIL 8" - 20" ORANGE-BROWN SUBSOIL 20" - 84" TAN, MEDIUM TO FINE SAND AND STONY	NONE	26"	NONE
R	0 - 8" TOPSOIL 8" - 20" ORANGE-BROWN SUBSOIL 20" - 84" TAN, MEDIUM TO FINE SAND SILTY WITH SMALL STONES	NONE	NONE	NONE
S	0 - 7" TOPSOIL 7" - 16" TAN-BROWN SUBSOIL 16" - 84" TAN, MEDIUM TO FINE SAND SILTY WITH SMALL STONES	NONE	42"	NONE
T	0 - 8" TOPSOIL 8" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN, MEDIUM TO FINE SAND SILTY WITH SMALL STONES	NONE	NONE	NONE
U	0 - 10" TOPSOIL 10" - 18" ORANGE-BROWN SUBSOIL 18" - 84" TAN, MEDIUM TO FINE SAND SILTY WITH SMALL STONES	NONE	80"	NONE

PROPOSED DRAINAGE PLAN 1" RUNOFF CONTRIBUTION  
PROPOSED 10% PERCENT PAVEMENT 1" RUNOFF 17.04, 7.15 = 10.89 CU. FEET TO BE STORED  
PROPOSED 10% PERCENT PAVEMENT 1" RUNOFF 17.04, 7.15 = 10.89 CU. FEET TO BE STORED  
PROPOSED 10% PERCENT PAVEMENT 1" RUNOFF 17.04, 7.15 = 10.89 CU. FEET TO BE STORED

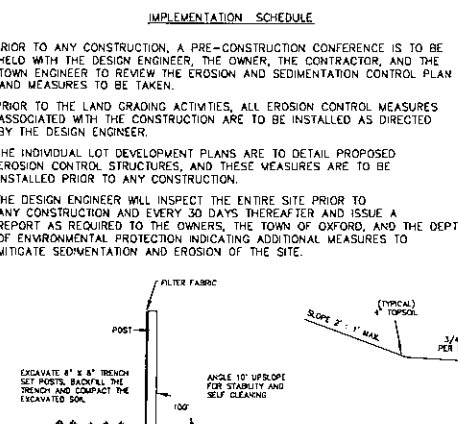


- NOTES:
- GRAVITY SEPTIC SYSTEMS ARE Viable ON ALL LOTS AS SUBDIVIDED.
  - GIL TANKS TO BE LOCATED INSIDE DWELLINGS.
  - TOPOGRAPHY FROM GIS AND FIELD SPOT ELEVATIONS, ASSUMED DATUM.
  - DRIVEWAYS TO CONFORM TO CURRENT TOWN REGULATIONS

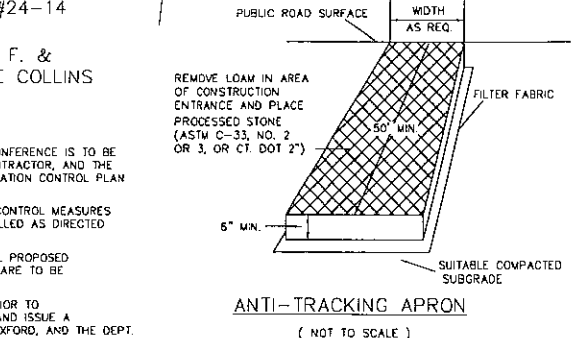
HENRAJ KHONA P. E. #9947  
20 TOPAZ LANE  
TRUMBULL, CONN. 06611  
PHONE: 203-459-2471

PERCOLATION TEST P-1			PERCOLATION TEST P-3			PERCOLATION TEST P-5			PERCOLATION TEST P-7			PERCOLATION TEST P-9		
TIME	READING	DROPP	TIME	READING	DROPP	TIME	READING	DROPP	TIME	READING	DROPP	TIME	READING	DROPP
12:00	10.87	1"	12:14	4"	2.95"	12:08	8"	4.5"	2:43	8"	3.55"	2:38	8.5"	4"
12:30	11.57	1"	12:34	8.25"	2.9"	12:18	10.57"	3.9"	2:52	5.25"	2.9"	2:45	12.25"	1.5"
12:40	12.25"	0.5"	12:34	8.25"	1.25"	12:28	14"	3.9"	3:03	2.25"	2.9"	2:58	14.8"	1.5"
12:40	12.75"	0.5"	12:44	10"	1.25"	12:38	16"	1"	3:13	8.5"	1.5"	3:08	16"	1"
12:50	13.25"	0.5"	12:54	11.75"	1"	12:48	18"	1"	3:23	11"	1.5"	3:18	17"	1"
1:00	13.75"	0.5"	1:04	13.25"	1.5"	12:58	19.5"	2.5"	3:32	12.25"	1.25"	3:28	18"	1"
1:10	14.25"	0.5"	1:14	14.75"	1.5"	1:00	20"	1.5"	3:42	13.25"	1"	3:38	19"	1"
PERCOLATION TEST P-2			PERCOLATION TEST P-4			PERCOLATION TEST P-6			PERCOLATION TEST P-8			PERCOLATION TEST P-10		
TIME	READING	DROPP	TIME	READING	DROPP	TIME	READING	DROPP	TIME	READING	DROPP	TIME	READING	DROPP
12:12	11.87	1"	12:12	8"	4.5"	2:40	7"	3.25"	2:43	8"	2"	3:32	4"	2"
12:22	12.57	2.25"	12:24	12.57"	2.75"	2:50	10.25"	2.75"	2:55	9"	2"	3:47	8"	1.25"
12:32	13.25"	2.25"	12:34	13.25"	1.5"	3:00	12.57"	2.5"	3:03	11"	2"	3:17	2.25"	1.25"
12:42	13.75"	2.25"	12:44	13.75"	1.5"	3:10	15.9"	2.5"	3:13	15"	2"	3:27	8.25"	1"
12:52	21"	1"	12:54	18.5"	1.25"	3:20	17"	1.5"	3:33	14.25"	1.25"	3:37	8"	1"
1:02	23"	1"	1:04	21.25"	1.25"	3:30	18.25"	1"	3:33	15.25"	1"	3:37	10.75"	1"
1:12	24.5"	1.5"	1:14	22.25"	1"	3:40	19.25"	1.25"	3:43	16.25"	1.25"	3:47	10.75"	1"

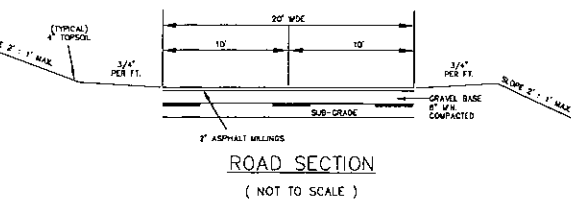
- EROSION AND SEDIMENT CONTROL PLAN
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RE-STABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
  - HAYBALE FILTERS, OR SILT FENCE, WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE OF ALL CRITICAL CUT AND FILL SLOPES AS SHOWN ON THE PLAN AND/OR AS DIRECTED 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.



SILT FENCE  
(N.T.S.)

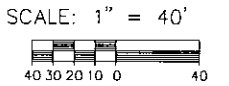


ANTI-TRACKING APRON  
(NOT TO SCALE)



ROAD SECTION  
(NOT TO SCALE)

SITE DEVELOPMENT  
SOIL EROSION & SEDIMENT CONTROL PLAN  
312 CHESTNUT TREE HILL ROAD  
IN OXFORD, CONN.  
FOR MATTHEW MIHALY  
JULY 17, 2020  
SCALE: 1" = 40'





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

Planning and Zoning Commission

Z#: 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

NAME PRINTED Rebecca Hatcher, President  
Charles Gembel, 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 #: Z-20-010  
Date: 1-30-2020

**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](mailto: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](mailto:jwren@indigo-land.com)

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

Sincerely,

A handwritten signature in cursive script, reading "Rebecca Hatcher".

Rebecca Hatcher  
President, New Haven Rowing Club, Inc.

A handwritten signature in cursive script, reading "Charles Gamble".

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



## 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

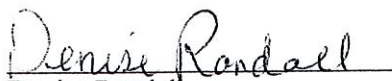
**MOTION** made by **Commissioner Bill Richter** and seconded by **Commissioner Joe Lanier** to approve with conditions **(IW 19-123) New Haven Rowing Club, Inc.**, 403, 407, 411 Roosevelt Drive, total 1.29 acres, Proposed Boat Storage Building, (403) gravel parking area, "Thru flow deck" & assoc improvements. 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

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

RECEIVED  
8/11/20

August 11, 2020

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

cc: Peter S. Olsen, Attorney for the Town of Oxford  
Land Use & Conservation Counsel  
275 Greenwood Avenue  
Bethel, CT 06801

re: New Haven Rowing Club Planning & Zoning Application (#Z-20-010)  
403-407-411 Roosevelt Drive

## Letter to Allow Extension of Deliberation Period

Dear Mr. Macary,

I write to allow an extension of the Planning & Zoning Commission's deliberation period regarding the above-mentioned application. Our organization is in process of researching additional considerations in consultation with our attorney, Jim Segaloff.

We should require extension of the deliberation period no further than the September 15<sup>th</sup> meeting of the Planning & Zoning Commission, 35 days from present time.

Very truly yours,



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

LAW OFFICES

**CONDON & SAVITT, P.C.**

RECEIVED  
8/24/20

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

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

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

August 12, 2020

Oxford Planning & Zoning Chairman  
Oxford Town Hall  
486 Oxford Road  
Oxford CT 06478-1298

**Re: Pilot's Mall LLC  
Application Z-07-061 and Z-08-040**

Dear Mr. Chairman:

Regarding the above captioned, I have reviewed all original applications, bond requirements, permits and subsequent correspondence. The applicant has decided to abandon this project for reasons unspecified.

The applicant completed the construction of the bridge, and it is my understanding, the bridge was satisfactorily inspected by the Town Engineer, ZEO and Inland-Wetland Enforcement Officer.

It appears the Site Plan Approval and the modification of the Site Plan Approval have expired. The applicant posted a \$2,275,000 performance bond with the Town of Oxford. At this time, I see no reason for the requirement of this bond. The scope of the work for which the bond was required does not appear to include any public improvements for which the Town would be responsible to complete.

I would recommend the applicant notice the Commission in writing of its abandonment of the project and acknowledge the necessity of a new application in the event the project was again to move forward. Once received, the bond may be released in its entirety.

Thank you for your attention.

Very truly yours,

  
Kevin W Condon

KWC/bzl



RECEIVED  
8/27/20

NEIL R. MARCUS  
Please Reply To Danbury  
E-mail: nmarcus@cohenandwolf.com

HERBERT L. COHEN  
(1928-1983)

August 17, 2020

AUSTIN K. WOLF  
RICHARD L. ALBRECHT  
JONATHAN S. BOWMAN  
NEIL R. MARCUS  
G. KENNETH BERNHARD  
DAVID L. GROGINS  
GRETA E. SOLOMON  
ROBIN A. KAHN  
RICHARD SLAVIN  
RICHARD J. DI MARCO  
MARK A. KIRSCH  
DAVID M. LEVINE  
JOSEPH G. WALSH  
MATTHEW C. SUSMAN  
DAVID A. BALL  
JOCELYN B. HURWITZ  
STUART M. KATZ  
PATRICIA C. SULLIVAN  
JULIE D. KOHLER  
ARI J. HOFFMAN  
RACHEL A. PENCU  
JASON A. BUCHSBAUM  
L. JOYELLE MAINI  
DAVID M. MOROSAN  
ANN L. FOWLER-CRUZ  
PHILIP C. PIRES  
JOHN PATRICK C. O'BRIEN  
DAVID DOBIN  
ANNMARIE P. BRIONES  
ROBYN H. DRUCKER  
ALEXANDER COPP  
JOSHUA PEDREIRA  
CLIFFORD A. MERIN  
MARC J. HERMAN  
TATIANA F. DASILVA  
JORDAN E. SALA  
JENNA T. CUTLER  
SARA K. BONAIUTO  
ANDREW S. PHILBIN  
DAYNA M. CHUCTA

OF COUNSEL  
JANE B. EMONS  
MICHAEL S. ROSTEN  
SUZANNE B. SUTTON  
C. CHRISTIAN YOUNG

Kevin W. Condon, Esq.  
Condon & Savitt PC  
P.O. Box 570  
223 Wakelee Avenue  
Ansonia, CT 06401-0570

Re: Pilot's Mall, LLC – Application Z-07-061 & Application Z-08-040  
Technology Park Oxford Airport Access Road & Donovan Road

Dear Kevin:

This letter follows our telephone conversation of August 11, 2020. Reference is made to a series of correspondence to Jeffrey Luff, Chairman of the Oxford Planning and Zoning Commission on January 27, 2020 and February 4, 2020. These letters were the result of a telephone conversation with George Temple concerning the release of the bonds that were being held by the Town of Oxford in connection with the above referenced applications which resulted in approvals for projects which are no longer being pursued.

At your request, I have spoken again with my client to confirm that it has no intention of going forward with the project at this time and is fully aware of the fact that if this changes in the future, a new plan or even a resubmission of the old plan, might result in a different bonding requirement. My client has assured me that it is fully aware of this and that it has no intention of pursuing the project and seeks release from any further requirement to post a bond so that the bonds can be terminated and cancelled.

I appreciate all of your efforts in reviewing this matter and look forward a positive response from the Commission to this request.

With my usual regards,

Yours truly,



Neil R. Marcus

NRM:pld

cc: Jonathan Turner  
Tom Teitsworth  
Richard Kremheller