



**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#:	20-327
Date Received:	8/11/20
Date Accepted:	8/18/20
Date on Agenda:	8/18/20
65 Day Exp.:	
Extension:	
2 <sup>nd</sup> Extension:	

**\* Please Note:**

- Read Instructions Thoroughly Before Completing Form
- This form Must Be Completely Typewritten or Legibly Printed in Ink

1) **APPLICATION:** This is an application for: *(Check the ones that apply)*

- |                                      |   |  |
|--------------------------------------|---|--|
| <input type="checkbox"/> Subdivision | <input 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: 06611

Phone: (203) 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: (203) 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 Michaly*

NAME PRINTED Matthew Michaly 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](http://www.Oxford-CT.gov)

RECEIVED  
8/31/20

**Conservation Commission / Inland Wetlands Agency**

August 28, 2020

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

Dear Chairperson,

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

I thank you in advance

Sincerely,

Susan Purcella Gibbons  
Chairman of Conservation Commission.

RECEIVED  
8/31/20



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**Conservation Commission / Inland Wetlands Agency**

August 28, 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.

Thank you in advance.

By Direction of the Commission,

  
\_\_\_\_\_  
Denise Randall  
Admin. Assistant Conservation Commission.



# NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL  
ENGINEERING & SURVEYING

March 19, 2020



Mr. David T. Sauter, Chairman  
Planning and Zoning Commission  
Town of Oxford  
486 Oxford Road  
Oxford, CT 06478

Re: 312 Chestnut Tree Hill Road, Oxford, CT

Dear Mr. Sauter:

Nafis & Young Engineers, Inc. (NYE) is in receipt of revised Plans for the above-referenced site. The Applicant has reduced the project from a four (4) lot re-subdivision to a two (2) lot re-subdivision. One of the lots is the existing homestead on Chestnut Tree Hill Road. Access to the second lot is proposed from Old Litchfield Turnpike. We offer the following:

1. Cross pitch the driveway on Lot #2 so as to drain towards the proposed rain garden.
2. Clarify the limit of disturbance on Lot #2.
3. Clarify the location of the silt fencing on Lot #2.
4. Please provide grading for the proposed septic system.
5. Delete the "Road Section" detail.
6. Please provide driveway detail, check dam detail and rip rap detail.

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



**NAFIS & YOUNG  
ENGINEERS, INC**  
CIVIL / ENVIRONMENTAL  
ENGINEERING & SURVEYING

RECEIVED  
8/31/20

August 31, 2020

Mr. David T. Sauter, Chairman  
Planning and Zoning Commission  
Town of Oxford  
486 Oxford Road  
Oxford, CT 06478

Re: 312 Chestnut Tree Hill Road, Oxford, CT

Dear Mr. Sauter:

Nafis & Young Engineers, Inc. (NYE) is in receipt of revised Plans for the above-referenced site. All of the comments in our letter dated August 5, 2020 have been addressed. We have no further comment.

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



RECEIVED  
9/9/20

September 9, 2020

Matthew Mihaly  
111 Booth Hill Rd.  
Trumbull, CT 06611

Mr. David T. Sauter, Chariman  
Planning and Zoning Commission  
Town of Oxford  
486 Oxford Rd  
Oxford, CT 06478

Re: 312 Chestnut Tree Hill Rd, Oxford, CT

Dear Mr. Sauter

Section 1.2.10 of the Oxford Subdivision Regulations allows the commission to waive the requirements for dedication of open space or payment of a fee in lieu for subdivisions and re-subdivisions consisting of three lots or less.

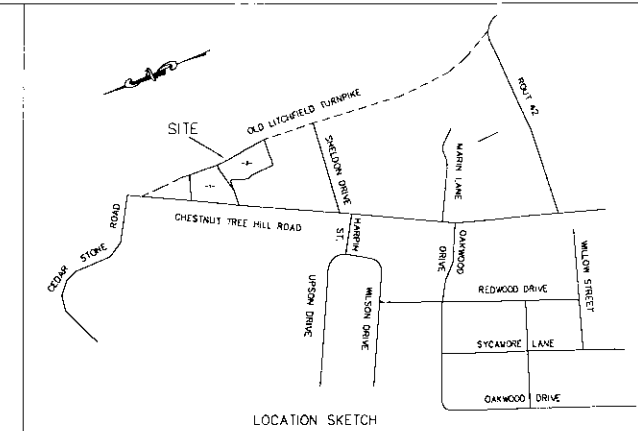
I am asking that you waive the fee as allowed by that section as the application is for two lots. One of those lots already has existing structures on it. Both lots will consist of roughly 4 acres which is twice the minimum lot size. Across the street from Old Litchfield Turnpike, on which both lots border, is the Naugatuck State Forest consisting of thousands of acres of open space. The re-subdivision with the oversized lots maintains the rural character of the neighborhood without the need for dedicating new open space. The reduction in the number of lots from the previous application also reduces the potential sale proceeds and thus the funds to pay the fee in lieu of open space.

Thank you for considering this.

Sincerely,

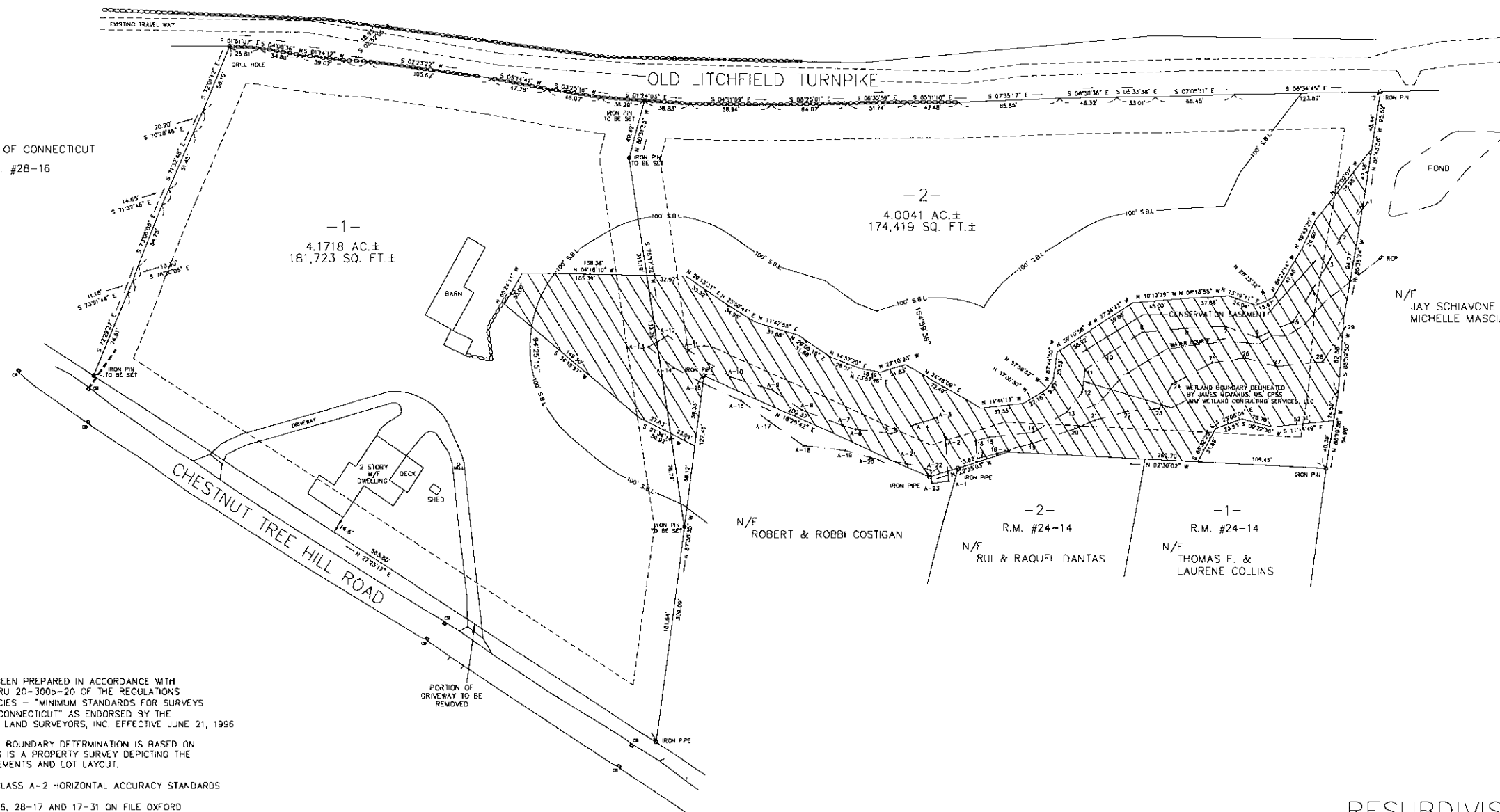


Matthew Mihaly



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

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



NOTE:

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996  
THIS IS A RESUBDIVISION MAP. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY. THIS IS A PROPERTY SURVEY DEPICTING THE POSITION OF EXISTING IMPROVEMENTS AND LOT LAYOUT.
- 2.) THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS
- 3.) REFER TO MAPS 24-14, 28-16, 28-17 AND 17-31 ON FILE OXFORD TOWN CLERK'S OFFICE
- 4.) NORTH BASED ON MAP 17-31 (NOTE 3)
- 5.) PROPERTY IS NOT LOCATED IN A FLOOD ZONE, ACCORDING TO FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT, PANEL 254 OF 635, MAP NUMBER 09009C0254H, EFFECTIVE DATE DECEMBER 17, 2010.
- 6.) PROPERTY IS LOCATED IN RESIDENCE "A" DISTRICT, TAX MAP 37 BLOCK 5 LOT 2
- 7.) PROPERTY TO BE SERVED BY PRIVATE WELLS AND ENGINEERED SUB-SURFACE SEWAGE DISPOSAL SYSTEMS.
- 8.) TOTAL AREA = 8.174 AC.±. WETLAND AREA = 0.376 AC.±.
- 9.) THE LOTS AS DESIGNED ALLOW FOR SOLAR ACCESS
- 10.) IRON PINS TO BE SET AT LOT CORNERS

APPROVED BY THE OXFORD PLANNING AND ZON'NG 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.

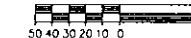
PAUL J. BOWBERO, SR., L. S. #70049  
7 HEMLOCK ROAD  
NEWTOWN, CONN.  
PHONE: 203-530-9779

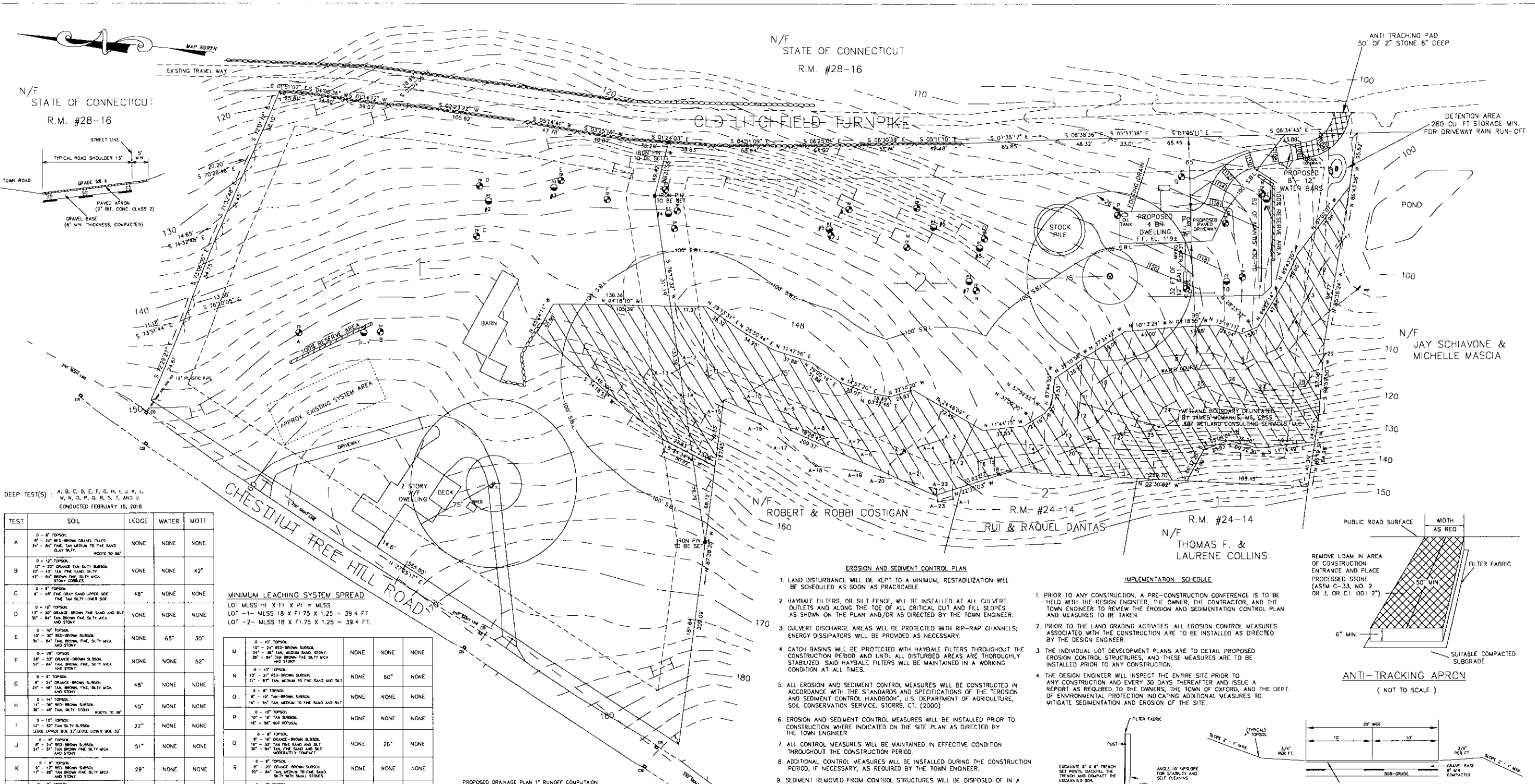
RESUBDIVISION OF PROPERTY  
312 CHESTNUT TREE HILL ROAD  
IN OXFORD, CONN.

FOR MATTHEW MIHALY

JULY, 2020

SCALE: 1" = 50'





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" TAN MEDIUM TO FINE SAND SLTY SILTY	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 AND STONY	NONE	NONE	42"
C	0 - 8" TOPSOIL 8" - 48" FINE GRAY SAND UPPER SOIL FINE TAN SILTY LOWER SOIL	48"	NONE	NONE
D	0 - 18" TOPSOIL 18" - 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 - 8" TOPSOIL 8" - 22" ORANGE-BROWN SUBSOIL 22" - 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	48"	NONE	NONE
H	0 - 14" TOPSOIL 14" - 38" RED-BROWN SUBSOIL 38" - 48" TAN SILTY STONY ROOTS TO 38"	40"	NONE	NONE
I	0 - 10" TOPSOIL 10" - 12" TAN SILTY SUBSOIL LEGE UPPER SOIL 27" LEGE LOWER SOIL 22"	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" - 17" RED-BROWN SUBSOIL 17" - 84" TAN BROWN FINE SILTY MICA AND STONY	28"	NONE	NONE
L	0 - 8" TOPSOIL 8" - 30" RED-BROWN SUBSOIL 30" - 84" TAN BROWN FINE SILTY MICA AND STONY	51"	NONE	NONE

MINIMUM LEACHING SYSTEM SPREAD  
LOT M LSS 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	MOTT
M	0 - 10" TOPSOIL 10" - 24" RED-BROWN SUBSOIL 24" - 38" TAN MEDIUM SAND STONY 38" - 84" TAN BROWN FINE SILTY MICA AND STONY	NONE	NONE	NONE
N	0 - 10" TOPSOIL 10" - 22" RED-BROWN SUBSOIL 22" - 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" - 42" TAN SUBSOIL 42" - 84" NOT REFUSED	NONE	NONE	NONE
Q	0 - 8" TOPSOIL 8" - 20" ORANGE-BROWN SUBSOIL 20" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	26"	NONE
R	0 - 8" TOPSOIL 8" - 20" ORANGE-BROWN SUBSOIL 20" - 84" TAN MEDIUM TO FINE SAND AND SILT	NONE	NONE	NONE
S	0 - 8" TOPSOIL 8" - 18" TAN-BROWN SUBSOIL 18" - 84" TAN MEDIUM TO FINE SAND AND SILTY WITH SMALL STONES	NONE	42"	NONE
T	0 - 8" TOPSOIL 8" - 24" ORANGE-BROWN SUBSOIL 24" - 84" TAN MEDIUM TO FINE SAND AND SILTY WITH SMALL STONES	NONE	NONE	NONE
U	0 - 10" TOPSOIL 10" - 18" ORANGE-BROWN SUBSOIL 18" - 84" TAN MEDIUM TO FINE SAND AND SILTY WITH SMALL STONES	NONE	80"	NONE

PROPOSED DRAINAGE PLAN 1" RUNOFF COMPUTATION  
PROPOSED HOUR RAIN: 7.5" (1" RAIN) (7.5" - 1.25" = 6.25" WOULD BE STORED)  
PROPOSED 10 MIN. TIME OF CONCENTRATION: 1.17 HOURS (1.17 - 1.00 = 0.17 HOURS TO BE STORED)  
PROPOSED 10 MIN. TIME OF CONCENTRATION: 1.17 HOURS (1.17 - 1.00 = 0.17 HOURS TO BE STORED)  
PROPOSED 10 MIN. TIME OF CONCENTRATION: 1.17 HOURS (1.17 - 1.00 = 0.17 HOURS TO BE STORED)

- LEGEND:
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - DEEP TEST
  - PERC. TEST
  - SEPTIC TANK
  - PRIMARY AREA
  - RESERVE AREA
  - TREE LINE
  - TREES
  - STONE WALL
  - SILT FENCE OR HAY BALES
  - PROPOSED WELL
  - UTILITY POLES
  - STEEP SLOPES

- 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

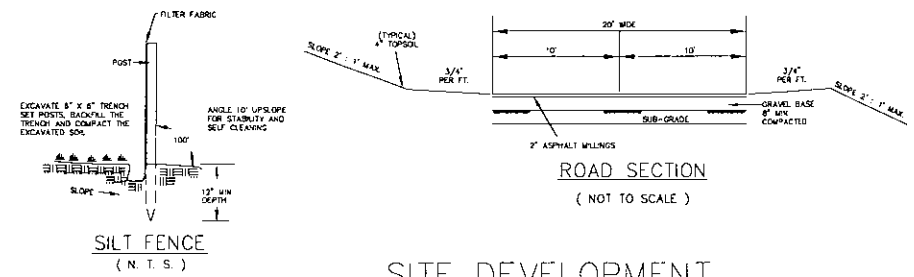
PERCOLATION TEST P-1	PERCOLATION TEST P-2	PERCOLATION TEST P-3	PERCOLATION TEST P-4	PERCOLATION TEST P-5	PERCOLATION TEST P-6	PERCOLATION TEST P-7	PERCOLATION TEST P-8	PERCOLATION TEST P-9	PERCOLATION TEST P-10
TIME READING DROP 12:15 10.5" 1" 12:20 11.5" 1" 12:30 12.5" 1" 12:40 13.5" 1" 12:50 14.5" 1" 1:00 15.5" 1" 1:10 16.5" 1" 1:20 17.5" 1" 1:30 18.5" 1" 1:40 19.5" 1" 1:50 20.5" 1" 2:00 21.5" 1"	TIME READING DROP 12:12 11.5" 2" 12:22 12.5" 2" 12:32 13.5" 2" 12:42 14.5" 2" 12:52 15.5" 2" 1:02 16.5" 2" 1:12 17.5" 2" 1:22 18.5" 2" 1:32 19.5" 2" 1:42 20.5" 2" 1:52 21.5" 2" 2:02 22.5" 2"	TIME READING DROP 12:14 8" 2.5" 12:24 9" 2.5" 12:34 10" 2.5" 12:44 11" 2.5" 12:54 12" 2.5" 1:04 13" 2.5" 1:14 14" 2.5" 1:24 15" 2.5" 1:34 16" 2.5" 1:44 17" 2.5" 1:54 18" 2.5" 2:04 19" 2.5"	TIME READING DROP 12:17 8" 2.5" 12:24 9" 2.5" 12:34 10" 2.5" 12:44 11" 2.5" 12:54 12" 2.5" 1:04 13" 2.5" 1:14 14" 2.5" 1:24 15" 2.5" 1:34 16" 2.5" 1:44 17" 2.5" 1:54 18" 2.5" 2:04 19" 2.5"	TIME READING DROP 12:18 8" 2.5" 12:24 9" 2.5" 12:34 10" 2.5" 12:44 11" 2.5" 12:54 12" 2.5" 1:04 13" 2.5" 1:14 14" 2.5" 1:24 15" 2.5" 1:34 16" 2.5" 1:44 17" 2.5" 1:54 18" 2.5" 2:04 19" 2.5"	TIME READING DROP 2:40 7" 3.25" 2:50 8" 3.25" 3:00 9" 3.25" 3:10 10" 3.25" 3:20 11" 3.25" 3:30 12" 3.25" 3:40 13" 3.25" 3:50 14" 3.25" 4:00 15" 3.25" 4:10 16" 3.25" 4:20 17" 3.25" 4:30 18" 3.25"	TIME READING DROP 2:42 7" 3.25" 2:52 8" 3.25" 3:02 9" 3.25" 3:12 10" 3.25" 3:22 11" 3.25" 3:32 12" 3.25" 3:42 13" 3.25" 3:52 14" 3.25" 4:02 15" 3.25" 4:12 16" 3.25" 4:22 17" 3.25" 4:32 18" 3.25"	TIME READING DROP 2:43 7" 3.25" 2:53 8" 3.25" 3:03 9" 3.25" 3:13 10" 3.25" 3:23 11" 3.25" 3:33 12" 3.25" 3:43 13" 3.25" 3:53 14" 3.25" 4:03 15" 3.25" 4:13 16" 3.25" 4:23 17" 3.25" 4:33 18" 3.25"	TIME READING DROP 2:35 8.5" 4" 2:45 9.5" 4" 2:55 10.5" 4" 3:05 11.5" 4" 3:15 12.5" 4" 3:25 13.5" 4" 3:35 14.5" 4" 3:45 15.5" 4" 3:55 16.5" 4" 4:05 17.5" 4" 4:15 18.5" 4" 4:25 19.5" 4"	TIME READING DROP 3:32 4" 7" 3:42 5" 7" 3:52 6" 7" 4:02 7" 7" 4:12 8" 7" 4:22 9" 7" 4:32 10" 7" 4:42 11" 7" 4:52 12" 7" 5:02 13" 7" 5:12 14" 7" 5:22 15" 7"

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.



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

RECEIVED  
9/9/20



TOWN OF MONROE  
PLANNING and ZONING COMMISSION

7 Fan Hill Road  
Monroe, CT 06468  
Phone: 203-452-2812  
[www.monroect.org](http://www.monroect.org)

20 SEP -8 PM 1:53  
TOWN OF OXFORD, CT  
Margaret A. West  
TOWN CLERK

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## CGS §8-7d(f) ADJACENT MUNICIPALITY REFERRAL NOTICE

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September 1, 2020

**RECIPIENTS:** Town of Trumbull CMRR# 7018 3090 0000 4461 8249  
Town of Easton CMRR# 7018 3090 0000 4461 8256  
Town of Newtown CMRR# 7018 3090 0000 4461 8263  
Town of Oxford CMRR# 7018 3090 0000 4461 8270  
City of Shelton CMRR# 7018 3090 0000 4461 8287

**RE: REFERRAL OF PROPOSED ZONING REGULATIONS TEXT AMENDMENTS**

**Action**

**RAA-2020-03, File #1010E – B-1 District Yard Exception**

Planning and Zoning Commission proposed Zoning Text Amendment adding a setback yard exception for certain abutting property conditions for property within a Business District 1 (B-1) (see attached).

**ZCA-2020-02, File #1015D**

Planning and Zoning Commission proposed Zone Boundary Changes – Rezoning of certain B-1 District parcels on Main Street North of intersection with Judd Road and Purdy Hill Road (see attached).

**Applicant**

Planning and Zoning Commission

**Affected Property**

All existing and future B-1 District zoned lands.

- 
- In conformance with Connecticut General Statutes §8-7d(f), this is formal **NOTICE** and referral of the attached proposed **Zoning Regulations Text Amendments**.
  - A public hearing for the above matter has been scheduled for **October 22, 2020**.
  - Complete details and copies of all related materials associated with the referred matter are on file and available for viewing in the Monroe Planning and Zoning Department office.

Yours Truly,

William Agresta, AICP, MLA  
Planning and Zoning Administrator, Commission Clerk

**AMENDMENT #1 – ZONING REGULATIONS TEXT AMENDMENT**

---

Regular Text	Existing Text in Current Zoning Regulations to Remain
<del>Red Strikeout Text</del>	Existing Text in Current Zoning Regulations to be Deleted
<u>Blue Double Underline Text</u>	Amendment / New Text to be Added

**AMEND EXISTING §4.2.4, Lot Area and Bulk Dimensional Requirements for Business District 2 as follows:**

**§4.2.4 Lot Area and Bulk Dimensional Requirements for Business District 2**

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

<b>Schedule of Dimensional Requirements</b>	
<b>Lot Requirements</b>	<b>B-2</b>
Minimum lot area	1 acre
Minimum lot frontage	125 feet
Minimum square*	125 x 125 feet
Minimum front yard	50 feet
Minimum yard	
At residential zone boundary**	30 feet
Rear and side	20 feet
Maximum height	2 ½ stories/35 feet
Building coverage	25%
Minimum floor area	1,400 square feet

\*Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

\*\*Except if abutting land owned by the State of Connecticut which is permanently preserved in perpetuity in its natural and open condition for the protection of natural resources and public water supply or permanently protected open space of a solely passive nature.

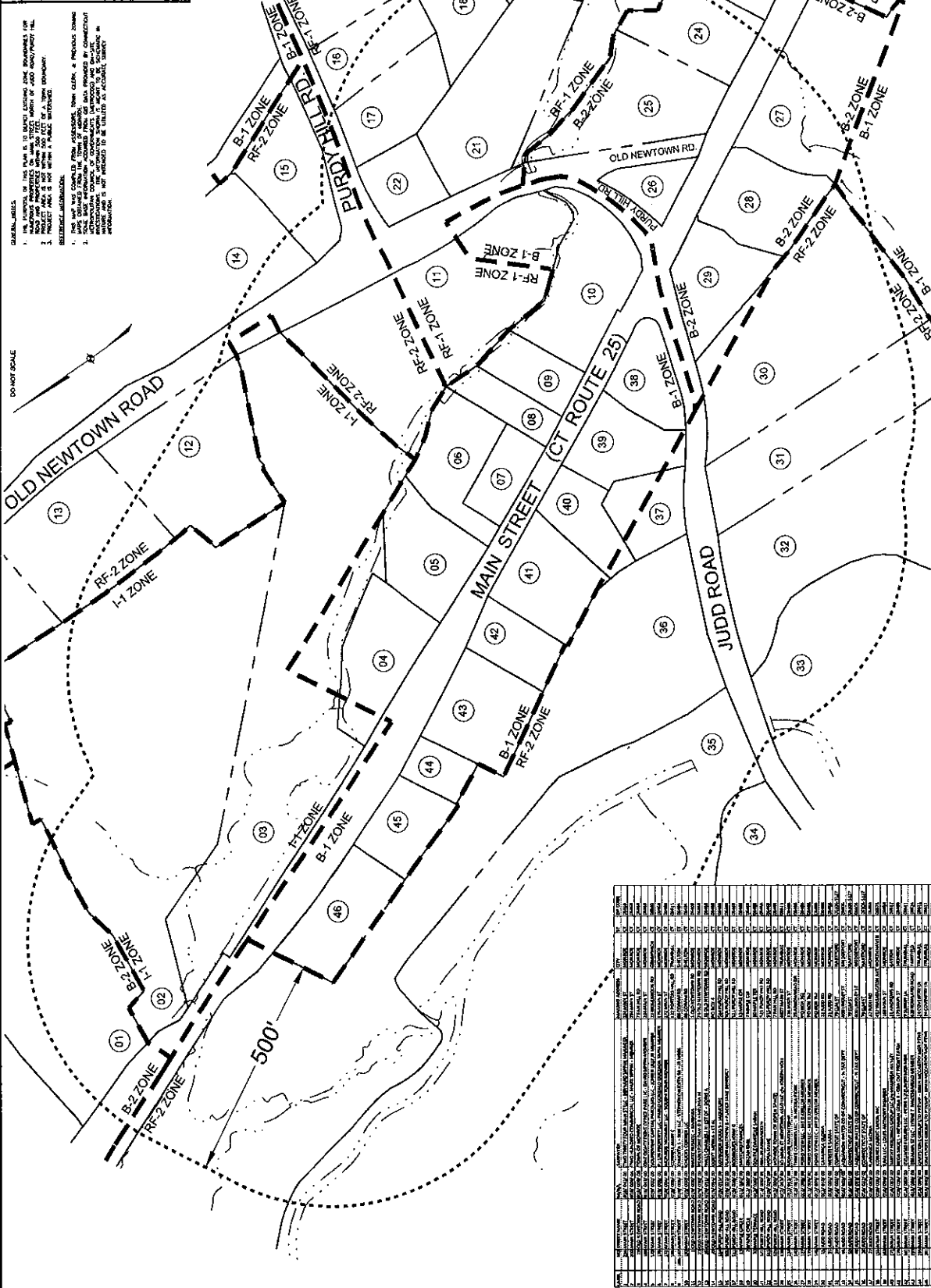
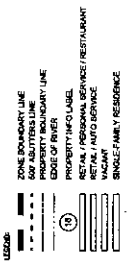
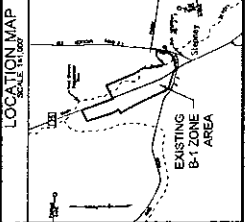
## AMENDMENT #2 – ZONING MAP ZONE BOUNDARY CHANGES

AMEND OFFICIAL ZONING MAP with the following Zone Boundary Changes:

ZONE BOUNDARY CHANGE PROPERTIES						
PROPERTY	ASSESSOR		PROPERTY OWNER	EXISTING LAND USE	EXISTING ZONE	PROPOSED ZONE
	MAP	LOT				
150 Main Street	19	7	Chucks Corner LLC	Retail Center	B-1	B-2
155 Main Street	19	1	Connex Credit Union Inc.	Retail Bank	B-1	B-2
160 Main Street	19	6	Chuckta S. + Son LLC	Restaurant / Personal Service	B-1	B-2
163 Main Street	18	34	LRAL LLC	Retail Auto Service	B-1 / RF-2	B-2
22 Judd Road	18	33	Gloria Caranica	Single Family Residence	RF-2 / B-1	RF-2
166 Main Street	19	5	Mary E. Cornell	Retail Store	B-1	B-2
171 Main Street	18	35	Smithy Holdings Group LLC	Restaurant	B-1 / RF-2	B-2
172 Main Street	19	4	Monroe Highmart LLC	Retail Gas Station	B-1	B-2
176 Main Street	19	3	PJ 176 Property LLC	Retail Liquor Store	B-1	B-2
178 Main Street	19	2	Soundview Capital Partners LLC	Retail Car Wash	B-1	B-2
179 Main Street	18	36	Sage L. Rega & Gena R. Newman	Retail Center / Restaurant	B-1 / RF-2	B-2
181 Main Street	18	37	Zielinski Futures LLC	Retail / Office	B-1	B-2
188 Main Street	18	43	188 Office Park LLC	Office	B-1 / I-1	B-2
193 Main Street	18	38	193 Main St LLC	Vacant	B-1	B-2
195 Main Street	18	39	Graystone Group LTD Partnership	Single-Family Residence	B-1	B-2
201 Main Street	18	40	Graystone Group LTD Partnership	Single-Family Residence	B-1	B-2
211 Main Street	18	41	Graystone Group LTD Partnership	Vacant	B-1	B-2
19 Old Newtown Road	19	9	Town of Monroe	Open Space	I-1 / B-1	I-1

GENERAL NOTES:  
 1. THE PURPOSE OF THIS MAP IS TO SHOW EXISTING ZONE BOUNDARIES OF  
 2. MAIN STREET AND JUDG TRAIL AND TO SHOW PROPOSED ZONE BOUNDARY CHANGES  
 3. PROJECT AND IS NOT BEING A PUBLIC INSTRUMENT.  
 4. SEE LEGEND FOR ABBREVIATIONS.  
 5. THIS MAP WAS COMPILED FROM AERIALS, FROM CLEAR, & PREVIOUS ZONING  
 6. THE TOWN ENGINEER HAS REVIEWED THIS MAP FOR CONFORMANCE WITH  
 7. ZONING ACT AND ORDINANCES. ANY CHANGES TO THIS MAP MUST BE MADE BY  
 8. AMENDMENT. THE AMENDMENT MUST BE MADE BY THE TOWN ENGINEER OR  
 9. ANOTHER AUTHORIZED PERSON. THE TOWN ENGINEER'S OFFICE IS LOCATED AT  
 10. 7 FAN HILL ROAD, MONROE, CONNECTICUT 06468.

DONOT SCALE



DISSEMINATION TRACKING TABLE


NO.	DATE	REVISIONS

APPLICATION FOR:  
**PLANNING & ZONING COMMISSION**

500 FOOT ABUTTER RADIUS MAP  
 ZONE BOUNDARY CHANGE  
 BUSINESS DISTRICT, STREET, (BUSINESS ZONE)  
 TOWN OF MONROE, DISTRICT: 063  
 MONROE, CT 06468

DATE: 3/29/2009  
 SCALE: 1" = 100'  
 PROJECT #:

**TOWN OF MONROE**  
 7 FAN HILL ROAD  
 MONROE, CONNECTICUT 06468









**NAFIS & YOUNG  
ENGINEERS, INC**  
CIVIL / ENVIRONMENTAL  
ENGINEERING & SURVEYING

RECEIVED  
9/10/20

September 10, 2020

Mr. David T. Sauter, Chairman  
Planning and Zoning Commission  
Town of Oxford  
486 Oxford Road  
Oxford, CT 06478

Re: Meadowbrook Estates, Oxford, CT

Dear Mr. Sauter:

Nafis & Young Engineers, Inc. (NYE) is in receipt of a request for release of a Performance Bond in the amount of \$300,000.00 for the above-referenced project. This project is still active as several units have not closed. NYE recommends that the Performance Bond for this project (400KF6036) be maintained for one (1) year after the last closing.

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



# NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL  
ENGINEERING & SURVEYING



September 10, 2020

Mr. David T. Sauter, Chairman  
Planning and Zoning Commission  
Town of Oxford  
486 Oxford Road  
Oxford, CT 06478

Re: Oxford Supply, Oxford, CT

Dear Mr. Sauter:

Nafis & Young Engineers, Inc. (NYE) is in receipt of a request for release of a Performance Bond in the amount of \$950,000.00 for the above-referenced project. No activity has occurred on that site in over twenty (20) years. There is no need to continue this Performance Bond. Therefore, NYE recommends that the Oxford Planning and Zoning Commission forward this Bond Release request (104953452) to the Board of Selectmen.

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



# NAFIS & YOUNG

Civil/Environmental Engineering & Surveying

1355 Middletown Ave  
Northford, Connecticut 06472

RECEIVED  
9/9/20

# INVOICE

8/31/2020

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

<b>NYE #:</b>	2009-020
<b>Invoice #</b>	142-20

<b>Service Dates:</b>	
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<b>Project:</b>	GENERAL ENGINEERING SERVICES
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Function			
312 Chestnut Tree Hill Road Review and Report			
Galligan, J, P.E.	3.0 hours @ \$88.50/hr		265.50
Bonaparte, D	1.0 hour @ \$88.50/hr		88.50

**Amount Due This Invoice      \$354.00**

**Balance Due      \$354.00**

<b>Phone #</b> (203) 484-2793	<b>Fax #</b> (203) 484-7343	<b>E-mail</b> nyeng@nafisandyoung.com	<b>Web Site</b> www.nafisandyoung.com
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