



**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, December 1, 2020**  
**7:30 PM - Online/Virtual Meeting**

The Planning & Zoning Commission will meet remotely on **Tuesday, December 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:

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/84351520829?pwd=MnluVXZlQUZpVFRvNzE2dnBxK09lQT09>

**Meeting ID:** 843 5152 0829

**Passcode:** 275305

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. SEATING OF ALTERNATES**

**V. PUBLIC HEARINGS**

**A. Recessed Public Hearings – NONE**

**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**

- a. Letter dated 11/16/20 from Jesse Judson, L.S. to Steve Macary, ZEO  
Re: Lot #5 Riverview Subdivision, Riverview Road

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

1. Z-20-350 [IND] – 21-23 Nichols Road – Owner & Applicant: TPB Contractors, LLC – c/o Attorney Dominick Thomas, 315 Main Street, Derby CT 06418  
(Modification of a Special Exception) (Site Plan)

**E. Old Business – Other Matters**

1. Authorize the Chairman and Secretary to sign the Mylar for the following approved re-subdivision:

Z-20-327 [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)

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

**G. New Business**

**H. Zoning Enforcement**

**I. Minutes**

1. 10/20/20 - Regular Meeting Minutes

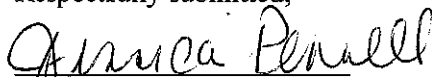
**J. Invoices**

**K. Other Business**

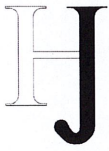
- a. Approve 2021-2022 Regular Meeting Schedule.
- b. Any other business the Commission deems necessary for discussion.

**L. Adjournment**

Respectfully submitted,

  
Jessica Pennell, Coordinator  
Planning & Zoning Commission

20 NOV 30 AM 8:29  
PLANNING & ZONING COMMISSION  
DERBY, CT



**HORBAL & JUDSON**  
LAND SURVEYORS & ASSOCIATES  
52 Main Street, Seymour, CT 06483

203-888-9660  
hjlandsurveyors@yahoo.com

November 16, 2020

Oxford Planning & Zoning Department  
Mr. Steven Macary, Zoning Enforcement Official  
486 Oxford Road  
Oxford, CT 06478

Re: Lot #5 Riverview Subdivision  
Riverview Road  
Oxford, CT

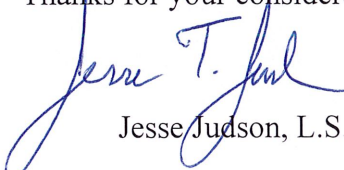
Dear Mr. Macary,

As you are aware LARS Realty, LLC is the owner of the Riverview Subdivision off Roosevelt Drive and Punkup Road. In 2008 a four-lot subdivision was approved, the site was excavated, and Riverview Road was constructed and accepted by the Town. At that time Parcel "D", a 7.6 acre piece at the end of Riverview Road, was created and labeled "Not an approved building lot at this time". In 2017 the Planning and Zoning Commission approved (with conditions) the re-subdivision of Parcel "D" into two interior lots, Lots 5 & 6. The lots were to be accessed off the end of Riverview Road and included the construction of a culvert across a watercourse and the excavation of approximately 16,000 cubic yards of material.

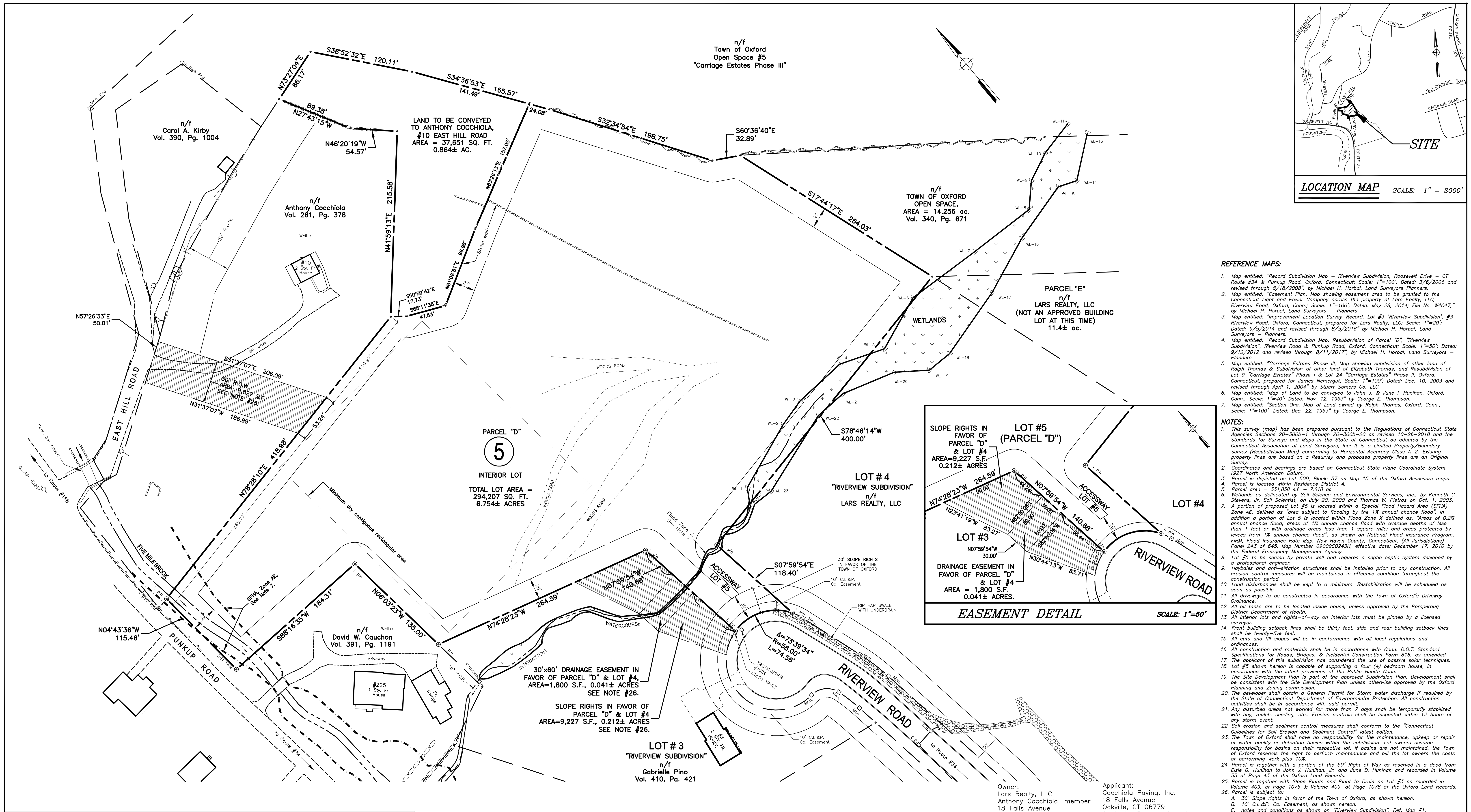
LARS Realty, LLC is exploring the possibility of abandoning the previous approval for Lots 5 & 6 and seeking approval of Parcel "D" as one lot, Lot #5. Lot #5 would be accessed off East Hill Road through an existing right of way. It would be classified as an interior lot and have frontage on both Riverview Road and Punkup Road. The approval of Lot #5 as a single lot would eliminate the watercourse crossing and the need to excavate the 16,000 cubic yards.

We are requesting your guidance in determining the steps and approvals required to move forward in abandoning the previous approval of Lots 5 & 6 and have Lot #5 classified an approved building lot. I have attached copies of the previous approved subdivision plans along with preliminary plans for Lot #5 for your review.

Thanks for your consideration,



Jesse Judson, L.S.



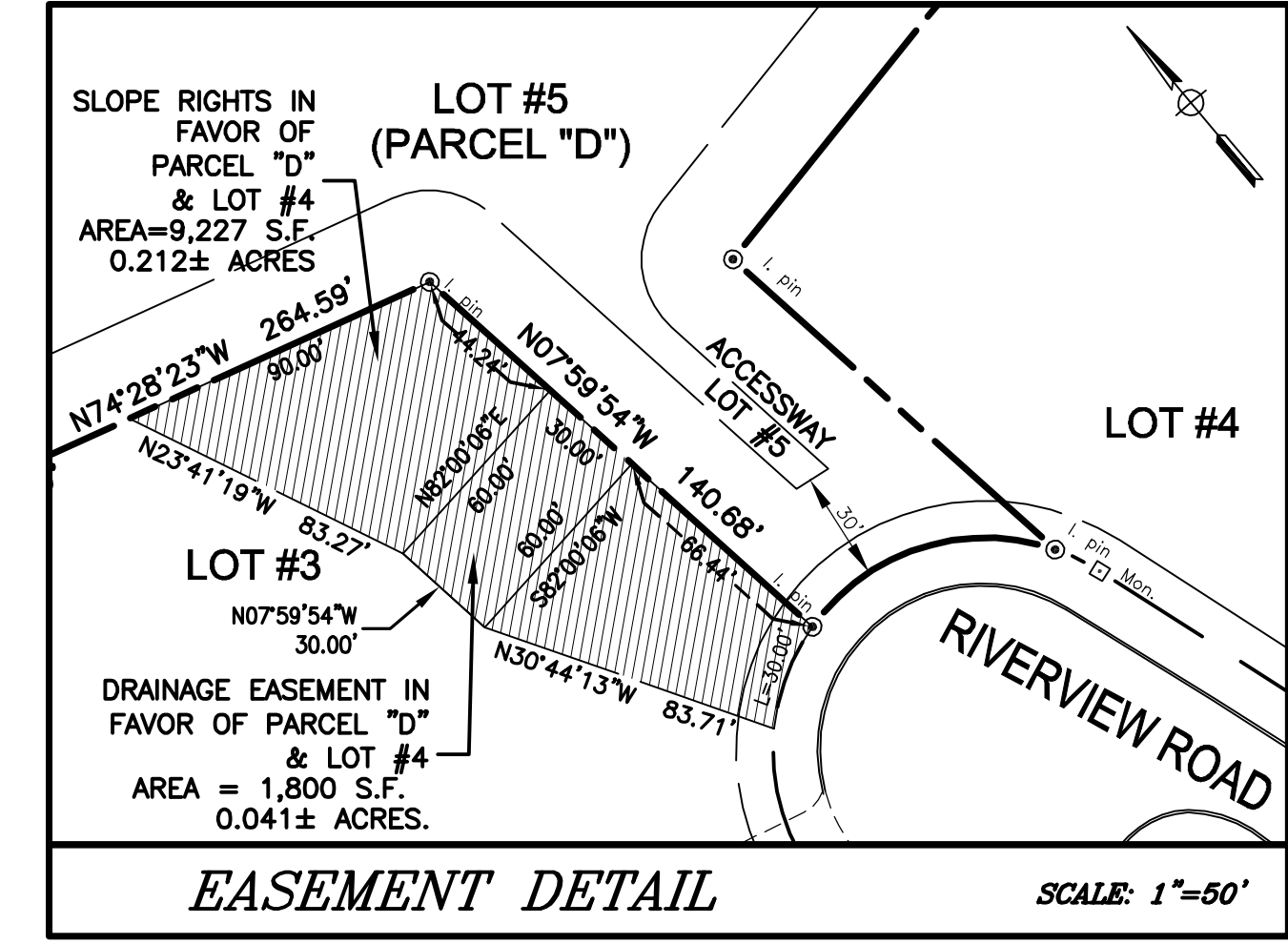
**LOCATION MAP** SCALE: 1" = 2000'

**REFERENCE MAPS:**

- Map entitled: "Record Subdivision Map - Riverview Subdivision, Roosevelt Drive - CT Route #34 & Punkup Road, Oxford, Connecticut, Scale: 1"=100', Dated: 3/6/2006 and revised through 8/18/2008", by Michael H. Horbal, Land Surveyors - Planners.
- Map entitled: "Easement Plan, Map showing easement area to be granted to the Connecticut Light and Power Company across the property of Lars Realty, LLC, Riverview Road, Oxford, Conn.; Scale: 1"=100', Dated: May 28, 2014; File No. W4047," by Michael H. Horbal, Land Surveyors - Planners.
- Map entitled: "Improvement Location Survey-Record, Lot #3 Riverview Subdivision", #3 Riverview Road, Oxford, Connecticut, prepared for Lars Realty, LLC, Scale: 1"=20', Dated: 9/5/2014 and revised through 8/5/2016" by Michael H. Horbal, Land Surveyors - Planners.
- Map entitled: "Record Subdivision Map, Resubdivision of Parcel 'D', Riverview Subdivision", Riverview Road & Punkup Road, Oxford, Connecticut, Scale: 1"=50', Dated: 9/12/2012 and revised through 8/11/2017", by Michael H. Horbal, Land Surveyors - Planners.
- Map entitled: "Carriage Estates Phase III, Map showing subdivision of other land of Ralph Thomas & Subdivision of other land of Elizabeth Thomas, and Resubdivision of Lot 9 Carriage Estates" Phase I & Lot 24 Carriage Estates" Phase II, Oxford, Connecticut, prepared for James Nemerugul, Scale: 1"=100', Dated: Dec. 10, 2003 and revised through April 1, 2004" by Stuart Somers Co. LLC.
- Map entitled: "Map of Land to be conveyed to John J. & June I. Hunihan, Oxford, Conn., Scale: 1"=40', Dated: Nov. 12, 1953" by George E. Thompson.
- Map entitled: "Section One, Map of Land owned by Ralph Thomas, Oxford, Conn., Scale: 1"=100', Dated: Dec. 22, 1953" by George E. Thompson.

**NOTES:**

- This survey (map) has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as revised 10-26-2018 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. in a Limited Property/Boundary Survey (Resubdivision Map) conforming to Horizontal Accuracy Class A-2. Existing property lines are based on a Resurvey and proposed property lines are an Original Survey.
- Coordinates and bearings are based on Connecticut State Plane Coordinate System, 1927 North American Datum.
- Parcel is depicted as Lot 50D; Block: 57 on Map 15 of the Oxford Assessors maps.
- Parcel is located within Residence District A.
- Parcel area = 331,858 s.f. = 7.618 ac.
- Wetlands as delineated by Soil Science and Environmental Services, Inc., by Kenneth C. Stevens, Jr. Soil Scientist, on July 20, 2000 and Thomas W. Pietras on Oct. 1, 2003.
- A portion of proposed Lot #5 is located within a Special Flood Hazard Area (SFHA) Zone AE, defined as "area subject to flooding by the 1% annual chance flood". In addition, a portion of Lot #5 is located within Flood Zone X defined as: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood", as shown on National Flood Insurance Program, FIRM, Flood Insurance Rate Map, New Haven County, Connecticut, (All Jurisdictions) Panel 243 of 645, Map Number 0900500243H, effective date: December 17, 2010 by the Federal Emergency Management Agency.
- Lot #5 to be served by private well and requires a septic system designed by a professional engineer.
- Hydrologic and anti-erosion structures shall be installed prior to any construction. All erosion control measures will be maintained in effective condition throughout the construction period.
- Land disturbances shall be kept to a minimum. Restoration will be scheduled as soon as possible.
- All driveways to be constructed in accordance with the Town of Oxford's Driveway Ordinance.
- All oil tanks are to be located inside house, unless approved by the Pomperaug District Department of Health.
- All interior lots and rights-of-way on interior lots must be pinned by a licensed surveyor.
- Front building setback lines shall be thirty feet, side and rear building setback lines shall be twenty-five feet.
- All cuts and fill slopes will be in conformance with all local regulations and ordinances.
- All construction and materials shall be in accordance with Conn. D.O.T. Standard Specifications for Roads, Bridges, & Incidental Construction Form 816, as amended.
- The applicant of this subdivision has considered the use of passive solar techniques.
- Lot #5 shown herein is capable of supporting a four (4) bedroom house, in accordance with the latest provisions of the Public Health Code.
- The Site Development Plan is part of the approved Subdivision Plan. Development shall be consistent with the Site Development Plan unless otherwise approved by the Oxford Planning and Zoning Commission.
- The developer shall obtain a General Permit for Storm water discharge if required by the State of Connecticut Department of Environmental Protection. All construction activities shall be in accordance with said permit.
- Any disturbed areas not worked for more than 7 days shall be temporarily stabilized with hay, mulch, seeding, etc. Erosion controls shall be inspected within 12 hours of any storm event.
- Soil erosion and sediment control measures shall conform to the Connecticut Guidelines for Soil Erosion and Sediment Control" latest edition.
- The Town of Oxford shall have no responsibility for the maintenance, upkeep or repair of water quality or detention basins within the subdivision. Lot owners assume responsibility for basins on their respective lot. If basins are not maintained, the Town of Oxford reserves the right to perform maintenance and bill the lot owners the costs of performing work plus 10%.
- Parcel is together with a portion of the 50' Right of Way as reserved in a deed from Esig G. Hunihan to John J. Hunihan, Jr. and June D. Hunihan and recorded in Volume 53 of Page 43 of the Oxford Land Records.
- Parcel is together with Slope Rights and Right to Drain on Lot #3 as recorded in Volume 409, at Page 1075 & Volume 409, at Page 1078 of the Oxford Land Records.
- Parcel is subject to:
  - 30' Slope rights in favor of the Town of Oxford, as shown hereon.
  - 10' C.L.&P. Co. Easement, as shown hereon.
- C. notes and conditions as shown on "Riverview Subdivision", Ref. Map #1.
- Other rights of record that may exist.
- All work including all conditions of approval as in Stipulated Judgment, dated April 7, 2008, and recorded in Volume 418 at Pages 18-24 of the Oxford Land Records shall apply.



**EASEMENT DETAIL** SCALE: 1"=50'

ALL WORK AND IMPROVEMENTS IN CONNECTION WITH THE SUBDIVISION SHALL BE COMPLETED WITHIN FIVE YEARS AFTER APPROVAL OF THIS SUBDIVISION PLAN. SUCH FIVE YEAR PERIOD SHALL EXPIRE ON: \_\_\_\_\_

APPROVED BY THE PLANNING AND ZONING COMMISSION OXFORD, CONNECTICUT: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

I CERTIFY THAT WETLANDS AS SHOWN WERE FIELD DELINEATED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON JULY 20, 2000 AND OCTOBER 1, 2003 AND ARE SUBSTANTIALLY CORRECT.

SCOTT D. STEVENS  
SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Owner:  
Lars Realty, LLC  
Anthony Cocchiola, member  
18 Falls Avenue  
Oakville, CT 06779  
Tel. 860-945-2600  
Melissa Foster  
Fax 860-945-2609

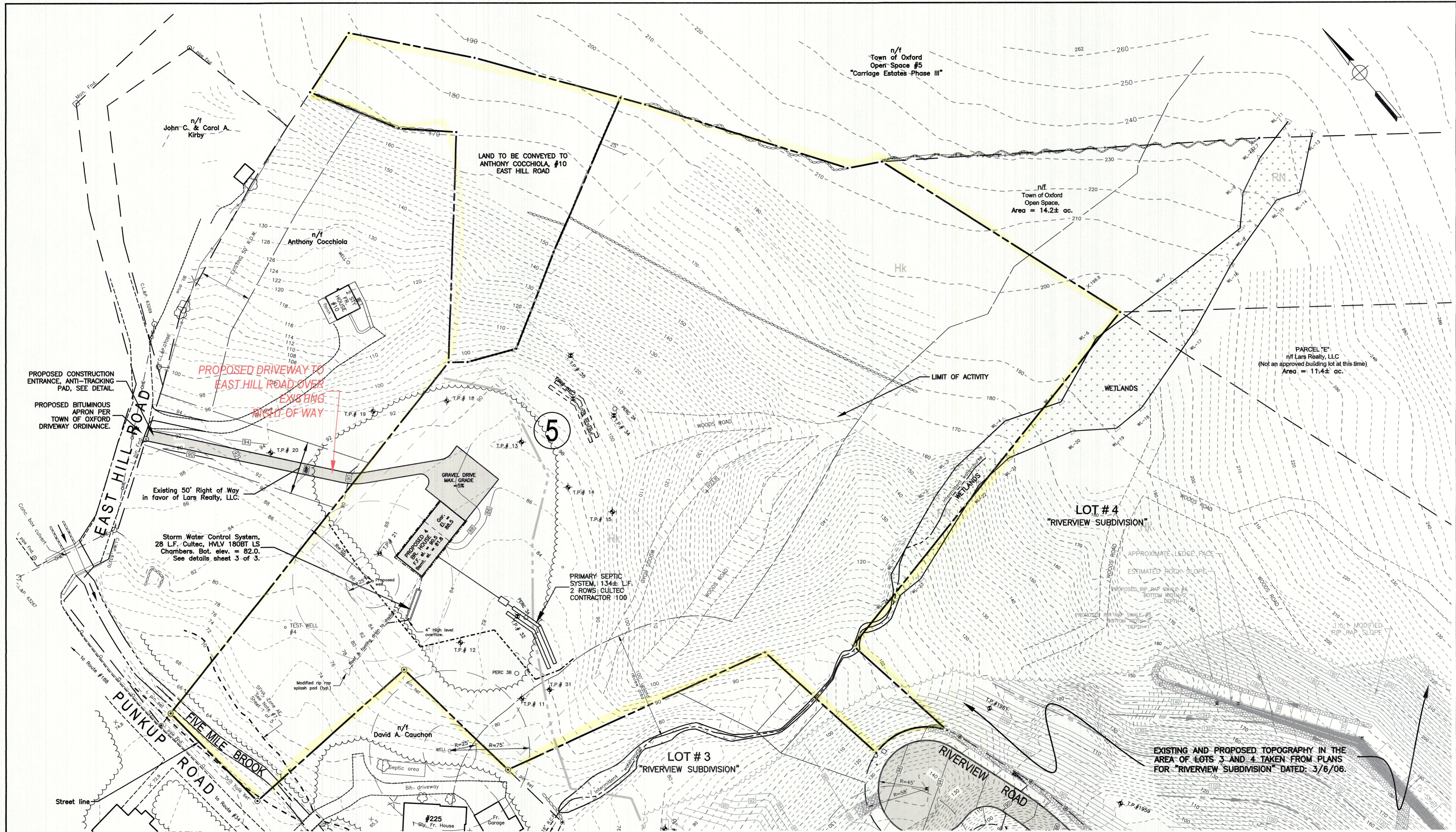
Applicant:  
Cocchiola Paving, Inc.  
18 Falls Avenue  
Oakville, CT 06779  
Contacts: Raphael Cocchiola  
Tel. 860-945-2600  
Fax 860-945-2609

LEGEND	
Mon. Monument	Found
Iron Pipe	Now or Formerly
Iron Pin	n/f
Property Line	6' C.L.F.
Adjacent Property Line	w/
Fence	with
Stone Wall	o RL Roof leader
Tree with D.B.H.	o P.P. Polyvinyl Chloride Pipe
Gas service location	P.V.C. Reinforced Concrete Pipe
Brush/tree line	H.D.P.P. High Density Plastic Pipe
Concrete Curb	C.M.P. Corrugated Metal Pipe
Stormwater Sewer Pipe	C.I.P. Cast Iron Pipe
Underground Electric Wire	el. or elev.
Overhead Utility Wires	Bit. Bituminous
Water main	Conc. Concrete
Gas main	Mas. Masonry
Sanitary Sewer Pipe	Bitum. Bituminous Concrete Lip Curb
Wetlands	CC Concrete Curb
Wetland Boundary w/flag #	S.F.H.A. Special Flood Hazard Areas
Wetland Flagging by others	M.B.R. Metal Beam Rail
Water line	Typ. Typical
Flood Boundary	Ex. Existing
Ledge or Rock	
C.L.&P. Connecticut Light & Power Utility Pole w/ number	
Utility pole with guy wire	
Utility pole with lamp	
M.H. Manhole	
C.B. or LI Catch Basin or Lawn Inlet	
W.G. Water Gate Valve	
Light Post	
C.O. Clean Out	
G.G. Gas Gate Valve	
Stone masonry pillar w/ light	
Guide Rail	
Gas Service Lateral	
Water Service Lateral	
Sanitary Sewer Lateral	
10 foot contour with elevation	
2 foot contour with elevation	
1 foot contour with elevation	
Spot elevation	
1% chance floodplain boundary	

PRELIMINARY

<b>REVISIONS</b>	<b>ZONING LOCATION SURVEY-RECORD</b>	Scale: 1"=50'
NO. DESCRIPTION DATE	<b>RESUBDIVISION OF PARCEL "D" LOT #5 "RIVERVIEW SUBDIVISION" RIVERVIEW ROAD &amp; PUNKUP ROAD OXFORD, CONNECTICUT</b>	Date: 11/23/2020
		Sheet: 1 of 3
		Checked By: J.T.J.
		Drawn By: G.P.D.
		F.B. No. 355 & 356
		CAD No. d2427.dwg
		Disk: 60/19
		Job No. D-2427

**HORBAL & JUDSON**  
Land Surveyors & Associates  
52 Main Street, Seymour, Connecticut (203)888-9660



**LEGEND**

mon. fnd	CONCRETE MONUMENT FOUND	W/L#	WETLANDS
CHD	CONNECTICUT HIGHWAY DEPARTMENT	W/L#	WETLAND BOUNDARY W/FLAG NUMBER
o pipe	IRON PIPE	---	SOIL BOUNDARY
o pin	IRON PIN	---	BROOK
---	PROPERTY LINE	---	GUIDE RAIL
n/f	ADJACENT PROPERTY LINE	---	FENCE
CL&P	NOW OR FORMERLY	---	10 FT. CONTOURS
CL&P	UTILITY POLE (CONN. LIGHT & POWER CO.)	---	2 FT. CONTOURS
CL&P	UTILITY POLE NUMBER UNKNOWN	---	SPOT ELEVATION
CL&P	CORRUGATED METAL PIPE	---	LIMIT OF ACTIVITY - (TREE LINE)
CL&P	REINFORCED CONCRETE PIPE	---	GUIDE RAIL
CL&P	CATCH BASIN	---	DEEP TEST PIT LOCATION
CL&P	STONE WALL	---	PROPOSED CONTOURS
CL&P	LEDGE ROCK OUTCROP	---	PROPOSED SPOT ELEVATION

---	WETLANDS
---	WETLAND BOUNDARY W/FLAG NUMBER
---	SOIL BOUNDARY
---	BROOK
---	GUIDE RAIL
---	FENCE
---	10 FT. CONTOURS
---	2 FT. CONTOURS
---	SPOT ELEVATION
---	LIMIT OF ACTIVITY - (TREE LINE)
---	GUIDE RAIL
---	DEEP TEST PIT LOCATION
---	PROPOSED CONTOURS
---	PROPOSED SPOT ELEVATION

PRELIMINARY

THIS MAP IS PRELIMINARY WITH THE SURVEYOR'S LIMITED SIGNATURE AND ENCLOSED SEAL. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AND NOT IN ERROR.  
 DATE: 11/23/20  
 J. HORBAL & J. JUDSON, L.S. REG. 7000  
 COPYRIGHT © 11/23/20 ALL RIGHTS RESERVED BY HORBAL & JUDSON L.S.A. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

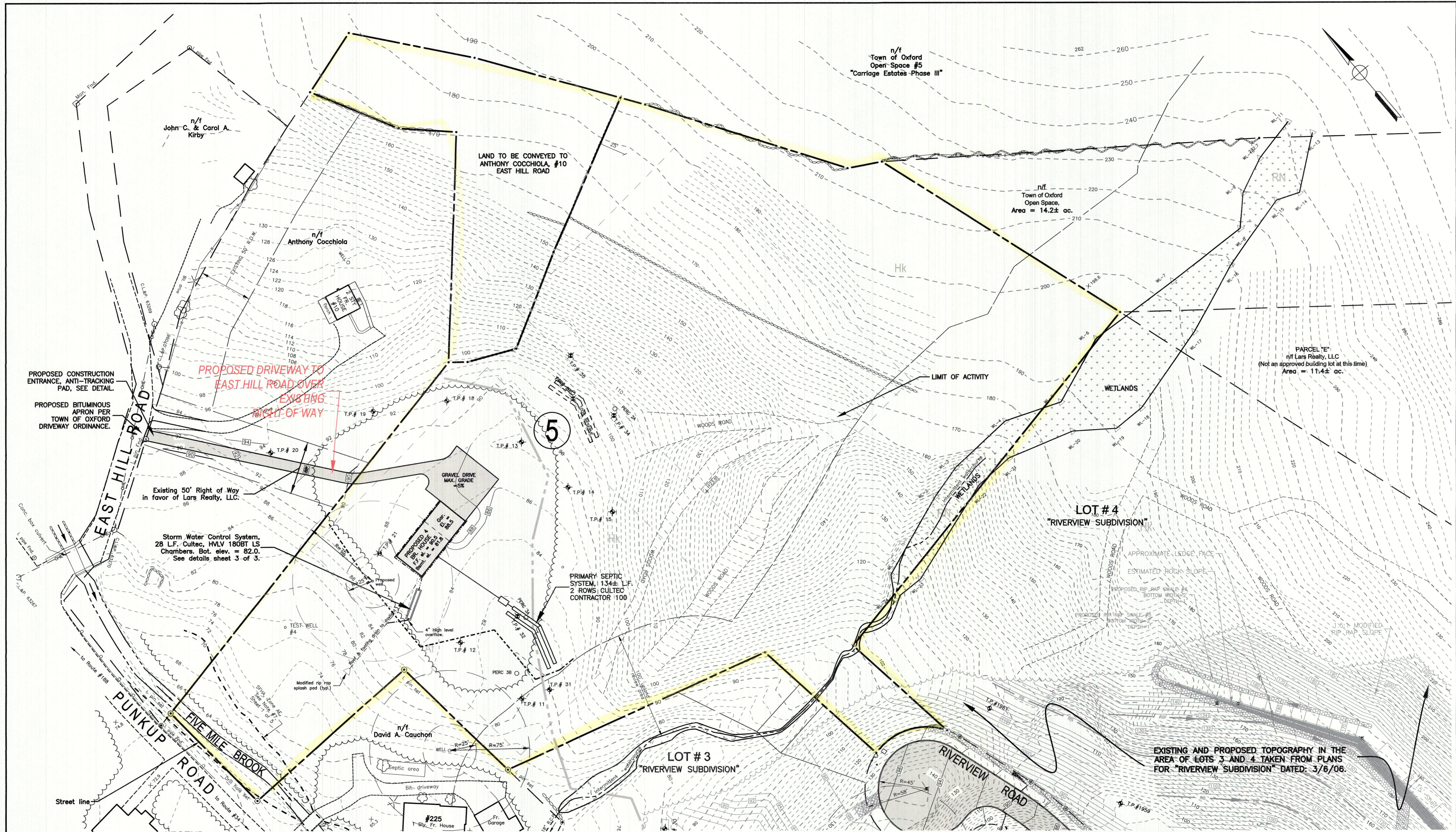
REVISIONS		
NO.	DESCRIPTION	DATE

**SITE DEVELOPMENT PLAN**

RESUBDIVISION OF PARCEL "D"  
**LOT #5**  
**"RIVERVIEW SUBDIVISION"**  
**RIVERVIEW ROAD & PUNKUP ROAD**  
 OXFORD, CONNECTICUT

Scale: 1"=40'  
 Date: 11/23/2020  
 Sheet: 2 of 3  
 Checked By: J.T.J.  
 Drawn By: G.P.D.  
 F.B. No. 355 & 356  
 CAD No. d2427.dwg  
 Disk: 60/19  
 Job No. D-2427

**HORBAL & JUDSON**  
 Land Surveyors & Associates  
 52 Main Street, Seymour, Connecticut (203)888-9660



**LEGEND**

mon. fnd	CONCRETE MONUMENT FOUND	W/L#	WETLANDS
CHD	CONNECTICUT HIGHWAY DEPARTMENT	W/L#	WETLAND BOUNDARY W/FLAG NUMBER
o pipe	IRON PIPE	---	SOIL BOUNDARY
o pin	IRON PIN	---	BROOK
---	PROPERTY LINE	---	GUIDE RAIL
n/f	ADJACENT PROPERTY LINE	---	FENCE
CL&P	NOW OR FORMERLY	---	10 FT. CONTOURS
CL&P	UTILITY POLE (CONN. LIGHT & POWER CO.)	---	2 FT. CONTOURS
CL&P	UTILITY POLE NUMBER UNKNOWN	---	SPOT ELEVATION
CL&P	CORRUGATED METAL PIPE	---	LIMIT OF ACTIVITY - (TREE LINE)
CL&P	REINFORCED CONCRETE PIPE	---	GUIDE RAIL
CL&P	CATCH BASIN	---	DEEP TEST PIT LOCATION
CL&P	STONE WALL	---	PROPOSED CONTOURS
CL&P	LEDGE ROCK OUTCROP	---	PROPOSED SPOT ELEVATION

---	WETLANDS
---	WETLAND BOUNDARY W/FLAG NUMBER
---	SOIL BOUNDARY
---	BROOK
---	GUIDE RAIL
---	FENCE
---	10 FT. CONTOURS
---	2 FT. CONTOURS
---	SPOT ELEVATION
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PRELIMINARY

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 DATE: 11/23/2020  
 J. HORBAL & J. JUDSON, S. REG. 7000

REVISIONS		
NO.	DESCRIPTION	DATE

**SITE DEVELOPMENT PLAN**

RESUBDIVISION OF PARCEL "D"  
**LOT #5**  
**"RIVERVIEW SUBDIVISION"**  
**RIVERVIEW ROAD & PUNKUP ROAD**  
 OXFORD, CONNECTICUT

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**TOWN OF OXFORD**

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

Z#:	<u>2-20-350</u>
Date Received:	_____
Date Accepted:	_____
Date on Agenda:	_____
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 type="checkbox"/> Resubdivision                                | Total Number of Lots: _____                | <b>Art 2, Sec 2.14a</b>      |
| <input type="checkbox"/> Zone Change          | <input checked="" type="checkbox"/> Modification of Special Exception | S/E (Include Article & Section No.): _____ | <b>Art 9, Sec 9.3.21</b>     |
| <input type="checkbox"/> Excavation           | <input type="checkbox"/> Map/Text Amendment                           | (Include Article & Section No.): _____     | <b>Art 10, Sec 10.7.2(6)</b> |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Other _____                                  |  |                              |

Name of Project Title (Subdivision/Resubdivision): \_\_\_\_\_

2) PROPERTY LOCATION(s):

a) Street Address: 21 & 23 Nichols Road

Town Clerk Record Map Number: N/A

Assessor's Identification Numbers:

Map: 18 Block: 30 Lot: 6 & 6-1 Unit: \_\_\_\_\_

**Zoning District:** *(Check One)*

- |                                  |                                    |   |   |
|----------------------------------|------------------------------------|---|---|
| <input type="checkbox"/> RES A   | <input type="checkbox"/> RES Golf  | <input type="checkbox"/> COM            | <input type="checkbox"/> Planned COM                            |
| <input type="checkbox"/> RES POD | <input type="checkbox"/> Ox Center | <input checked="" type="checkbox"/> IND | <input type="checkbox"/> CORP BP <input type="checkbox"/> Other |

**Water and Sewer:** *(Check the ones that apply)*

- |  |  |
|--|--|
| <input type="checkbox"/> Municipal Sanitary Sewers | <input type="checkbox"/> Private Wells |
| <input type="checkbox"/> On Site Septic Systems    | <input type="checkbox"/> Public Water  |

b) Street Address: \_\_\_\_\_

Town Clerk Record Map Number: \_\_\_\_\_

Assessor's Identification Numbers:

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Unit: \_\_\_\_\_

**Zoning District:** *(Check One)*

- |                                  |                                    |                              |   |
|----------------------------------|------------------------------------|------------------------------|---|
| <input type="checkbox"/> RES A   | <input type="checkbox"/> RES Golf  | <input type="checkbox"/> COM | <input type="checkbox"/> Planned COM                            |
| <input type="checkbox"/> RES POD | <input type="checkbox"/> Ox Center | <input 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 type="checkbox"/> Private Wells |
| <input 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: TPB CONTRACTORS, LLC

Address: C/O Atty. Dominick Thomas, 315 Main Street  
Town: Derby State: CT Zip Code: 06418  
Phone: (203) 735-9521 Fax: (203) 7382-8129 Email: djt@cohen-thomas.com

4) OWNER(s): T&C PARTNERS, LLC

Address: C/O Atty. Dominick Thomas, 315 Main Street  
Town: Derby State: CT Zip Code: 06418  
Phone: (203) 735-9521 Fax: (203) 732-8129 Email: djt@cohen-thomas.com

5) APPLICANT'S OWNERSHIP INTEREST: Common ownership of LLCs / tenant of owner

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

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

7) CIVIL ENGINEER: JAMES SWIFT REG. No: \_\_\_\_\_

Address: 1  
Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: (203) 209-3746 Fax: ( ) \_\_\_\_\_ Email: jim@swiftpe.com

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: PREVIOUSLY APPROVED

(Please Provide a Copy)

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

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

(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)   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.)

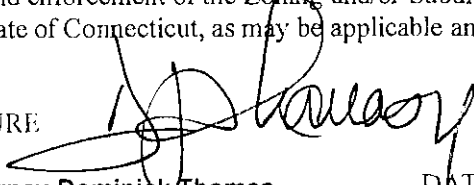


19) AUTHORIZATION AND ENDORSEMENTS:

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 \_\_\_\_\_



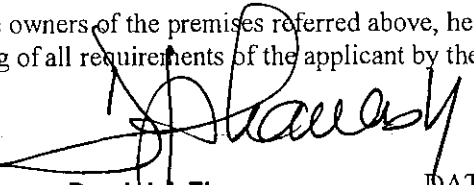
NAME PRINTED Attorney Dominick Thomas  
Attorney for Applicant

DATE 9/25/2020

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 \_\_\_\_\_



NAME PRINTED Attorney Dominick Thomas  
Attorney for Owner

DATE 9/25/2020

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-20-350  
 Date: September 25, 2020

**STATEMENT OF USE**

Article 11, Section 2

Property Address: 21-23 Nichols Road Zone: IND Map: 18 Block: 30 Lot: 6 & 6-1

**APPLICANT:** T & C PARTNERS LLC and TPB CONTRACTORS LLC

Address: C/O Attorney Dominick Thomas, 315 Main Street

Town: Derby State: CT Zip Code: 06418

Phone: (203) 735-9521 Fax: (203-) 732-8129 Email: djt@cohen-thomas.com

**OWNER(s):** T & C PARTNERS LLC

Address: 21 Nichols Road

Town: Oxford State: CT Zip Code: 06478

Phone: ( ) Fax: ( ) Email:

Name of Proposed Business: TpB Contractors LLC

Total Square Footage Existing building -6000 + s/f Hours of Operation: See Addendum

Number of Employees: Self Number of Parking Spaces: N/A

List Hazardous and/or Chemicals Material on site (In & Outdoor): None  
 (Must provide MSDS Sheets if applicable)

Provide Approval from: PDDH  Fire Marshal  Other

Description of Business (Include as much detail as possible or the application will be considered incomplete)

**SEE ATTACHED ADDENDUM.**

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.

Dominick J. Thomas, Jr.

Applicant's Signature

Attorney for Applicant and Owner

9/25/2020

Date

## STATEMENT OF USE ADDENDUM

The Commission approved a Contractor Yard Special Exception in 2018 without rock processing. The Commission then enacted new regulations (Sec. 2.14a and 10.7 et seq.) which permit rock processing as part of a contractor yard use. This application is to modify the approved special exception permit to permit rock processing in a building as per Section 10.7.2(6). The building has been previously reviewed by the Commission. Rock processing, when needed, would be performed Monday to Friday between the hours of 8:00am and 5:00pm and Saturday from 8:00am to 12:00pm. There would be no rock processing on Sunday or holidays. A modified site plan, previously reviewed by the Commission, is submitted herewith along with a building elevation. The proposed processing building and site plan are exactly as approved by the Commission for the settlement of the pending zoning appeal.