



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

Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, February 2, 2021
7:30 P.M. - Online/Remote Meeting

The Planning & Zoning Commission will meet remotely on Tuesday, February 2, 2021 at 7:30 PM.

Members of the public that would like to join us online can access the meeting using the following information:

Join Zoom Meeting:

<https://us02web.zoom.us/j/89944797563?pwd=MFE2dy9nY1VHK084ck5WOHN5SUZ0Zz09>

Meeting ID: 899 4479 7563

Passcode: 213798

OR:

Join by Phone Number:

+1 646 558 8656

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
- B. Audience of Citizens

C. Correspondence - NONE

D. Old Business – Matters on which a Public Hearing was held – NONE

E. Old Business – Other Matters - NONE

F. New Business – Schedule a Public Hearing – NONE

G. New Business:

1. **Z-21-012 [IND] – 3 Woodruff Hill Road, aka Lot 5** - Owner: Town of Oxford – 486 Oxford Road, Oxford, CT - **Applicant:** Oxford Enterprises, LLC, 20 Old Country Road, Oxford, CT (Site Plan Application)
2. **Z-21-013 [IND] – 7 Woodruff Hill Road, aka Lot 6** - Owner: Town of Oxford – 486 Oxford Road, Oxford, CT - **Applicant:** Oxford Enterprises, LLC, 20 Old Country Road, Oxford, CT (Site Plan Application)

H. New Business – Other - NONE

H. Zoning Enforcement

1. Good Hill Road – Discussion/Update

J. Minutes

1. January 19, 2021 Regular Meeting Minutes

K. Invoices - NONE

L. Other Business:

1. Moose Hill Estates – Referred to Attorney McSherry
2. Riverview Subdivision – Referred to Attorney McSherry
3. Any other business the Commission deems necessary for discussion.

M. Adjournment

Respectfully Submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission



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

Z#:	_____
Date Received:	_____
Date Accepted:	_____
Date on Agenda:	_____
65 Day Exp.:	_____
Extension:	_____
2 nd Extension:	_____

*** Please Note:**

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

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

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

Name of Project - Title: 3 Woodruff Hill Rd. (Lot 5)

2) **PROPERTY LOCATION(s):**

a) Street Address: 3 Woodruff Hill Road

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:
 Map: 25 Block: 22 Lot: 13-5 Unit: _____

Zoning District: *(Check One)*

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

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

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

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:** Oxford Enterprises, LLC
Address: 20 Old Country Road
Town: Oxford State: CT Zip Code: 06478
Phone: (203) 893-5155 Fax: () Email: darin.bouchard@yahoo.com

4) **OWNER(s):** Town of Oxford
Address: 486 Oxford Road
Town: Oxford State: CT Zip Code: 06478
Phone: (203) 888-2543 Fax: () Email:

5) **APPLICANT'S OWNERSHIP INTEREST:** contract purchaser

6) **LAND SURVEYOR:** Civil 1 (see below) **REG. No:**
Address:
Town: State: Zip Code:
Phone: () Fax: () Email:

7) **CIVIL ENGINEER:** Civil 1 - Brian Baker **REG. No:** 23805
Address: 43 Sherman Hill Rd D101
Town: Woodbury State: CT Zip Code: 06798
Phone: (203) 266-0779 Fax: () Email: brian@civil1.com

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

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

10) **STATUS OF WETLANDS PERMIT:** Pending - Application Filed
(Please Provide a Copy)

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

12) **SURETY OPTION (See Article 9 of Subdivision Regulations):**
(Check the one that applies)
 Not Applicable.
 Improvements will be completed prior to endorsement and filing of record subdivision.
 Surety will be provided.
 Conditional approval is requested.

13) **WAIVERS:**
(Check the one that applies)
 Not Applicable.
 No waivers of the subdivision regulations are required.
 Waivers of one or more sections of the subdivision regulations are requested.
(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)

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Project Narrative Letter <i>(Statement of use)</i> | _____ Fire Marshal's Review |
| _____ Record Subdivision Plan | _____ Letter from Public Water Supply |
| <input checked="" type="checkbox"/> Site Development Plan | _____ P.D.D.H. Approval |
| <input checked="" type="checkbox"/> Plan and Profile | _____ Inland Wetlands Approval |
| <input checked="" type="checkbox"/> Standard Construction Details | _____ W.P.C.A. Approval |
| _____ Connecticut Highway Department | _____ Legal Boundary Description |
| _____ Engineering Department Review | _____ Zoning and Subdivision History |
| <input checked="" type="checkbox"/> 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 = \$ _____

Other Fees = \$ _____

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 _____

NAME PRINTED _____ DATE _____

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 _____ DATE _____

OWNER SIGNATURE _____

NAME PRINTED _____ 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)

3 Woodruff Hill Rd. (Lot 5)

PLANNING FEES

RESIDENTIAL:

1. Subdivision/Re-subdivision Application:

- **Without roads** are \$325.00 per lot for plan review and \$400 for monitoring fees
- **With roads** (public or private) are the same as above **except** there will be an additional charge of \$12.00 per linear feet for inspections
- Additional \$500.00 for Legal Fees

2. Multi-Family Dwellings / Common Interest Ownership or Equivalent

- **Without roads** are \$325.00 per lot for plan review and \$400 for monitoring fees
- **With roads** (public or private) are the same as above **except** there will be an additional charge of \$12.00 per linear feet for inspections
- Additional \$400.00 for each unit
- Additional \$500.00 for Legal Fees

COMMERCIAL:

3. Subdivision/Re-subdivision Application:

- **Without roads** are \$350 per lot for plan review and \$400 for monitoring fees
- **With road(s)** (public or private) there will be an additional fee of \$15.00 per linear feet for inspections
- Additional \$500.00 for Legal Fees

INDUSTRIAL / HIGH TECH INDUSTRIAL / PROFESSIONAL OFFICE:

4. Subdivision/Re-subdivision Application:

- **Without roads** are \$550 per lot for plan review and \$400 for monitoring fees
- **With road (s)** (public or private) there will be an additional fee of \$20.00 per linear feet for inspections
- Additional \$500.00 for Legal Fees

MISCELLANEOUS:

- 5. Public Hearing for Subdivision/Re-subdivision..... \$400
- 6. Public Hearing Continuance.....\$200
- 7. Petition to Amend Subdivision Regulations.....\$410
- 8. Mapping GIS Fee..... \$10

ZONING FEES

SPECIAL EXCEPTION:

- 1. Basic Application
.....\$300
- 2. Public Hearing.....\$600
- 3. Public Hearing Continuance.\$200
- 4. Review of Building:
 - a. Less than or equal to 5,000 sf.....\$350
 - b. Greater than 5,000 sf.\$750

SITE PLAN:

- 1. Site Plan.....\$350
- 2. Site Plan Modification.....\$250
- 3. Site Plan with Public Hearing.....\$650

USE/CHANGE OF USE:

- 1. Use/Change of Use Permit\$210

PUBLIC HEARING:

- 1. Public Hearing\$400
- 2. Continuance.....\$200

SIGN PERMIT:

- 1. Temporary Sign Permit..... \$85

- 2. Sign Permit..... \$110
- 3. Special Exception..... \$450
- 4. Tag Sale Signs.....\$25

ZONING COMPLIANCE:

- 1. Certificate of Zoning Compliance (**Residential**) \$85
- 2. Certificate of Zoning Compliance (**Industrial, High Tech, Commercial, OPD , etc.**) ... \$510
- 3. Certificate of Zoning Compliance (Use Permits)..... \$85
- 4. Lot line revision..... \$110
- 5. Letter of determination/Compliance..... \$150
- 6. Re-inspection..... \$100

EARTH EXCAVATION ACTIVITIES:

- 1. Minor Re-grading: Less than or equal to 1,000 cy..... \$210
- 2. Major Re-grading: Greater than 1,000 CY, plus \$100 for each additional 1,000 cy.....\$1,210
- 3. Public Hearing \$400
- 4. Inspection & Monitoring \$250

ZONING MAP OR TEXT AMENDMENT:

- 1. Petition for Map Amendment \$310
- 2. Petition for Text Amendment\$310

FLOOD HAZARD:

- 1. Flood Hazard Permit\$160
- 2. Re-inspection fee after initial inspection \$100

NEW RESIDENCE OR ADDITION:

- 1. New Residence.....\$300
- 2. Attached Addition to Primary Residence..... \$200
- 3. Accessory Buildings & Structures:

- a. Decks \$50
- b. Detached Buildings/structures less than or equal to 200 sf \$50
- c. Detached Buildings/structures greater than 200 sf..... \$110
- d. Pools \$110
- e. Temporary Buildings & Structures..... \$110
- 4. Accessory Apartment..... \$200

COMMERCIAL / INDUSTRIAL STRUCTURES:

- 1. Inspection Fees..... \$2,500
- Plus:
 - a. 1 to 2,500 sf \$2,500
 - b. 2501 to 7500 sf..... \$5,000
 - c. Greater than 7500 sf..... \$5,000 plus .10 per sf over 7500 sf
 $11,200 \text{ sf}$
 $\$5,000 + .10 \times 3,700 = \text{ \$5,370 }$

ADMINISTRATIVE:

- 1. Plan of Conservation & Development..... \$50
- 2. Zoning Regulations. \$25
- 3. Subdivision Regulations \$25
- 4. Copy Fee (per page)..... \$.50
- 5. Map Copy (per page)..... \$5
- 6. Scanning..... \$1.50 per page

STATE SURCHARGE:

- 1. State Land Use Surcharge Fee per Application (CGS Section 22a-22 as revised and amended)..... \$60

MAPPING GIS:

- 1. Mapping GIS Fee..... \$10

Total = \$8,280

OTHER:

RESIDENTIAL

1. Other applications / uses not covered by the above including but not limited to..... \$110

COMMERCIAL, INDUSTRIAL, POD, CORPORATE, ETC

2. Other applications / uses not covered by the above including but not limited to.....\$TBD by P&Z

PLEASE NOTE:

- Any applications or uses not covered by any of the above will be determined by the Oxford Planning & Zoning Commission.
- If determined by the Planning & Zoning Commission that additional professional / expert services are required, the applicant shall be responsible to cover those costs.
- If the applicant fails or refuses to deposit the actual or estimated fee, the application shall be considered incomplete as of the next regularly scheduled meeting of the Commission which shall be grounds for denial of the application with or without prejudice as circumstances warrant, or any permit may be revoked by the Planning & Zoning Commission after notice to the applicant and opportunity to be heard.
- Any expert/technical review, inspection and monitoring costs incurred by the Town in excess of the amount deposited shall be billed to the applicant.
- The Planning & Zoning Commission has the ability to waive a fee if they vote and deem appropriate.
- The Planning & Zoning Commission may vote to triple any fee charged if it is for an application for work already begun or completed without securing the necessary and appropriate permits.



January 21, 2021

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

RE: **Statement of Use**
Lot 5 & 6 Woodruff Hill Industrial Park (#3 and #7 Woodruff Hill Road)
Application for a Site Plan Approval

Dear Mr. Macary:

Mr. Darin Bouchard of Oxford Enterprises, LLC is the contract purchaser of the above referenced lot from the Town of Oxford subject to obtaining land use approvals.

As such, applications are being submitted to the Town of Oxford Planning & Zoning Commission for a Special Permit & Site Plan permits to develop Lots 5 and 6 Woodruff Hill Industrial Park as a warehousing and volume reduction facility for recycling of asphalt shingles and construction debris to manufacture raw material for other end users.

The southern building which will be on Lot 5 will be 11,200 SF and will contain a 1,400 SF office and 11,200 SF of warehousing area for storage and maintenance of vehicles. Routine vehicle maintenance such as vehicle washing, oil changes and replacement of hydraulic fluid will take place within the building and all necessary fluids (typically motor oil and hydraulic fluid) will be stored inside the building. Waste fluids from vehicle maintenance will also be stored inside until they are removed from the site for proper disposal. Anticipated maximum volume of oil and hydraulic fluid to be stored within the building shall be 110 gallons on new fluid and 55 gallons of waste fluid. All fluids will be stored on a spill containment pallet within the building. Floor drains within the building will drain to an oil/water separator before being discharged to the sanitary sewer system.

The northern building which will be on lot 6 will be 26,500 SF and will contain a loading area, 8 overhead garage door bays and will be used as a warehousing area for storage and a volume reduction facility for recycling of asphalt shingles and construction debris. There are no floor drains proposed for the building on lot 6. The lots will be served by public water and sanitary sewer.

T 203 266 0778
F 203 266 4759

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



All storage of the inbound product for processing and the outbound finished material will be inside of the buildings.

Should you have any comments or questions, please feel free to call.

Very truly yours,

CIVIL 1

A handwritten signature in blue ink, appearing to read "B. J. Baker". The signature is stylized and extends to the right with a long horizontal stroke.

Brian J. Baker, P.E.

Cc: Mike Herde, Wetlands Enforcement Officer

T 203 266 0778
F 203 266 4759

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

Authorization for CIVIL 1 Representation

December 4, 2020

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

Re: Land Use Applications
Lots 5 & 6 Woodruff Hill Industrial Park
Tax Map 25 Block 22 Lot 13-5 and Lot 13-6
#3 & #7 Woodruff Hill Road
Oxford, CT

To whom it may concern –

As the applicant and contract purchaser of the above referenced property, I grant authorization to Civil1 to apply for land use approvals for development of the property.

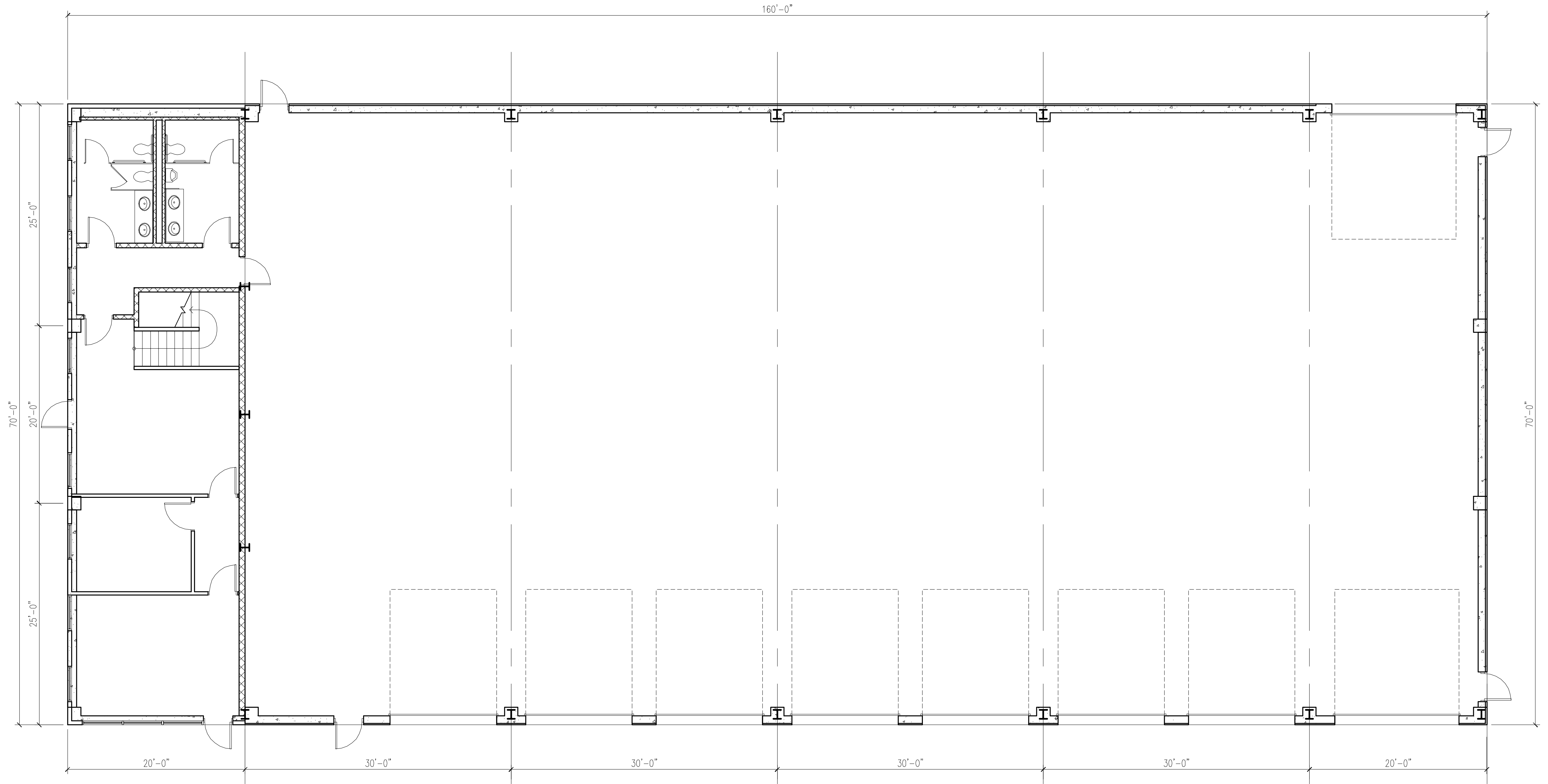
I also authorize Civil1 as the site engineer to represent us at any meetings of the Town's Land Use Boards.

If the Conservation Commission / Inland Wetlands Agency or the Planning & Zoning Commission has any questions regarding the above-mentioned project they may contact Brian Baker, P.E. of Civil1 at 203-266-0778 x 103.

If you need to contact me directly, I can be contacted at 203-893-5155.

Very truly yours,

Darin Bouchard - Applicant
Oxford Enterprises, LLC
20 Old Country Road
Oxford, CT 06478



FIRST FLOOR PLAN

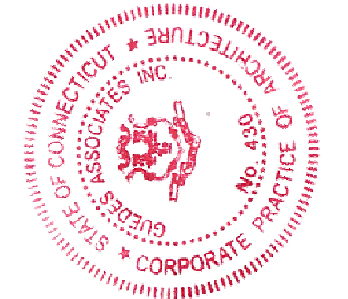
SCALE - 3/16" = 1'-0"

70' X 16'
BUILDING AREA 11,200 SF



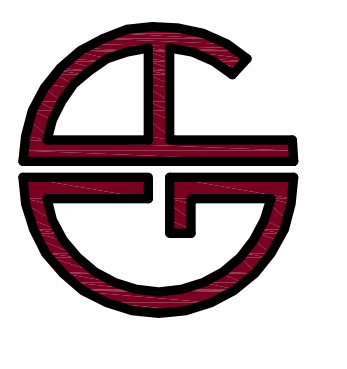
LOT 5 BUILDING
3 WOODRUFF HILL ROAD
OXFORD, CT

FIRST FLOOR PLAN



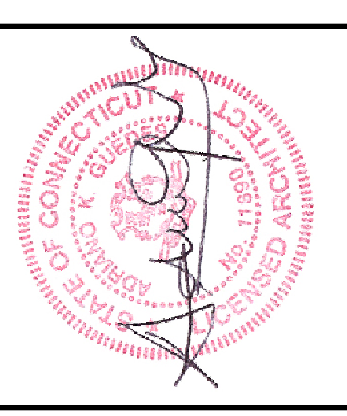
date: 01-18-21
drawn: J.N. GUEDES

scale: AS NOTED
project #:



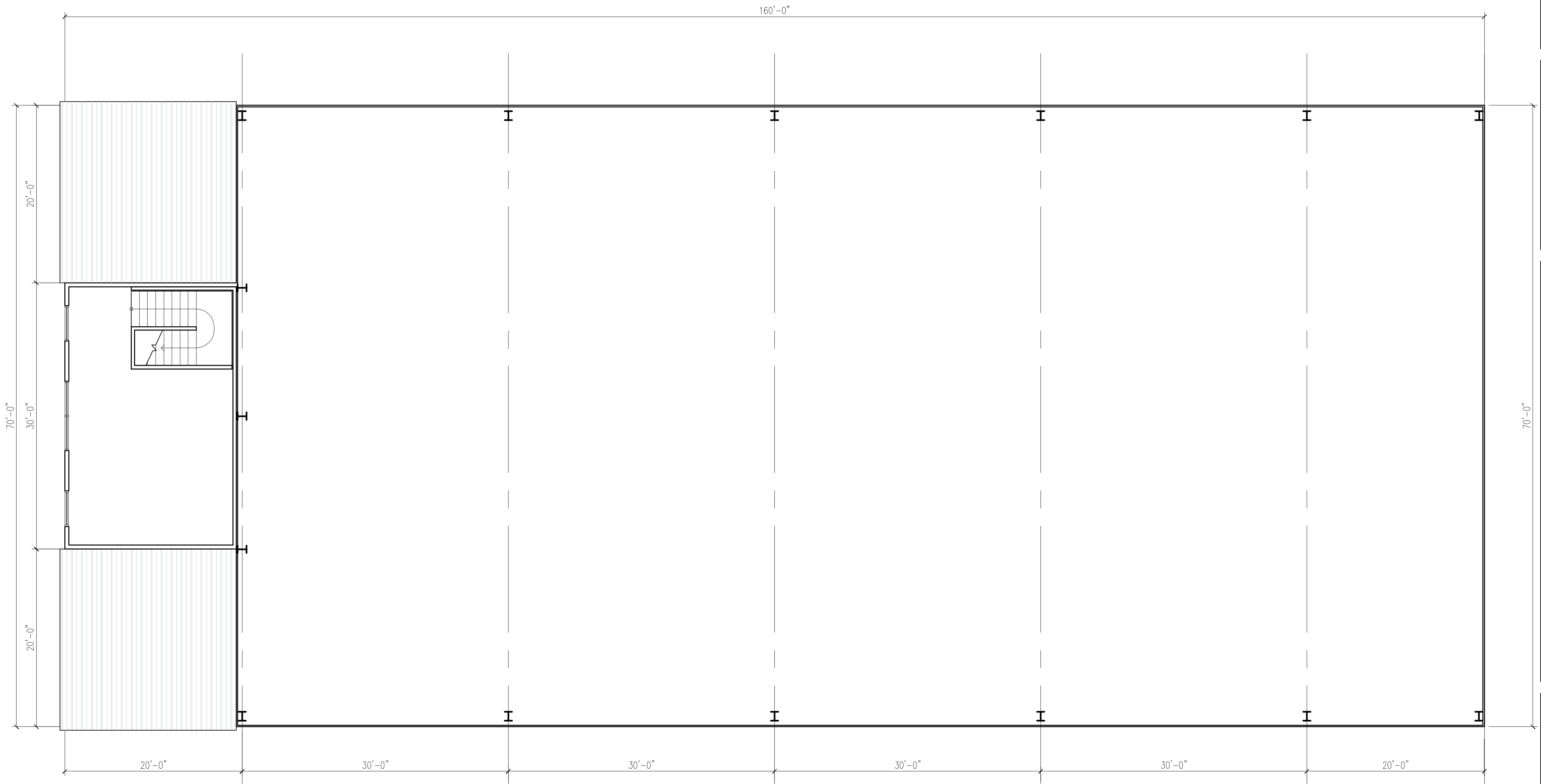
GUEDES ASSOCIATES, INC.
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT. 06610
Tel. 203-367-5180 Fax. 203-367-4961

REVISIONS					
1					
2					
3					
4					
5					
6					



A-1

This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.



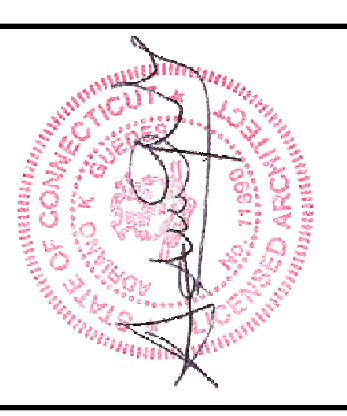
MEZZANINE FLOOR PLAN

SCALE - 3/16" = 1'-0"

20' X 30'
BUILDING AREA 600 SF



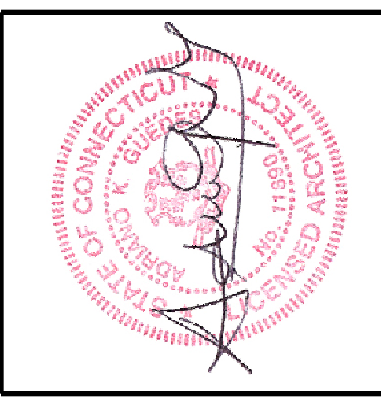
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REVISIONS					
1					
2					
3					
4					
5					
6					

GUEDES ASSOCIATES, INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bpt., CT. 06610
 Tel. 203-367-5180 Fax. 203-367-4961

LOT 5 BUILDING 3 WOODRUFF HILL ROAD OXFORD, CT	date:	01-18-21	scale:	AS NOTED
	drawn:	J/N GUEDES	project #:	
MEZZANINE FLOOR PLAN				



1	2	3	4	5	6
Revisions					

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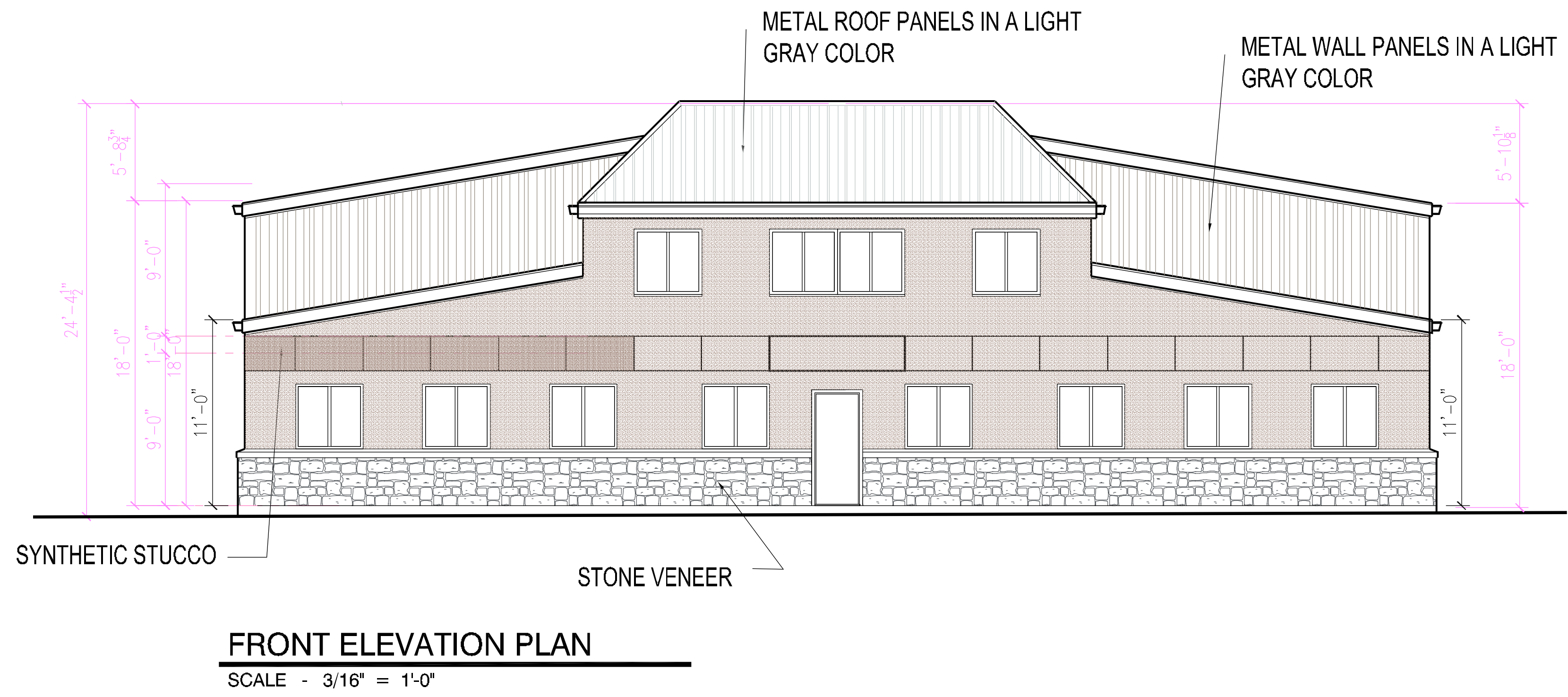
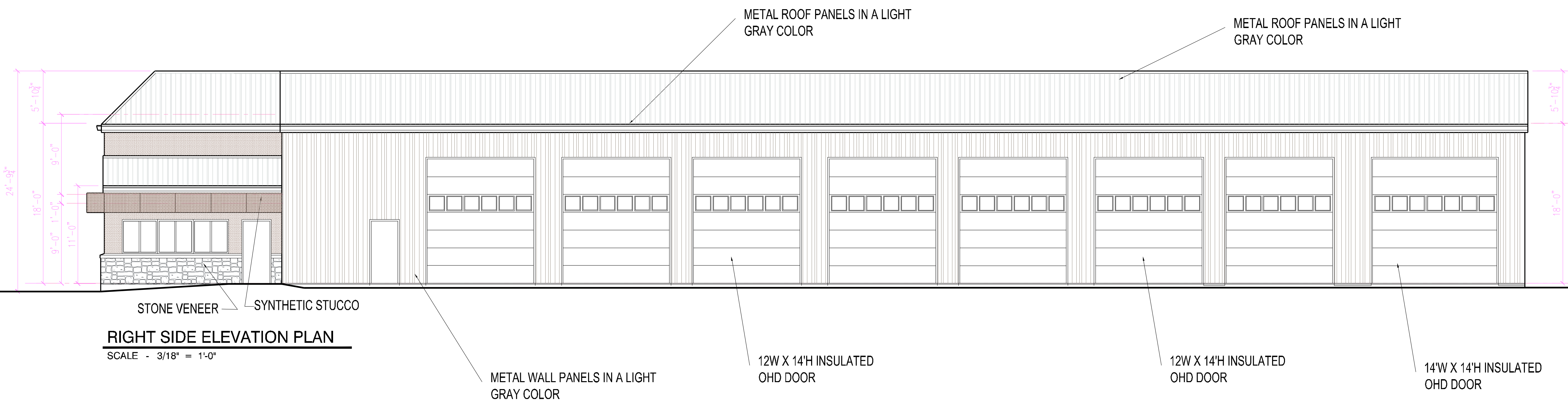
LOT 5 BUILDING 3 WOODRUFF HILL ROAD OXFORD, CT	
date:	01-18-21
drawn:	J.N. GUEDES
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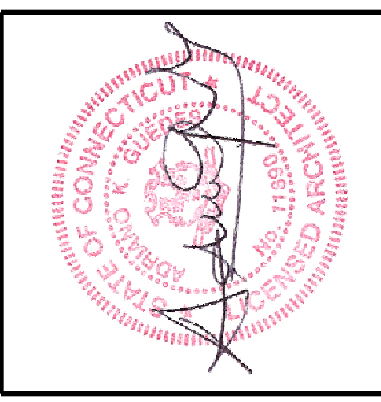


**PRIMROSE
COMPANIES**

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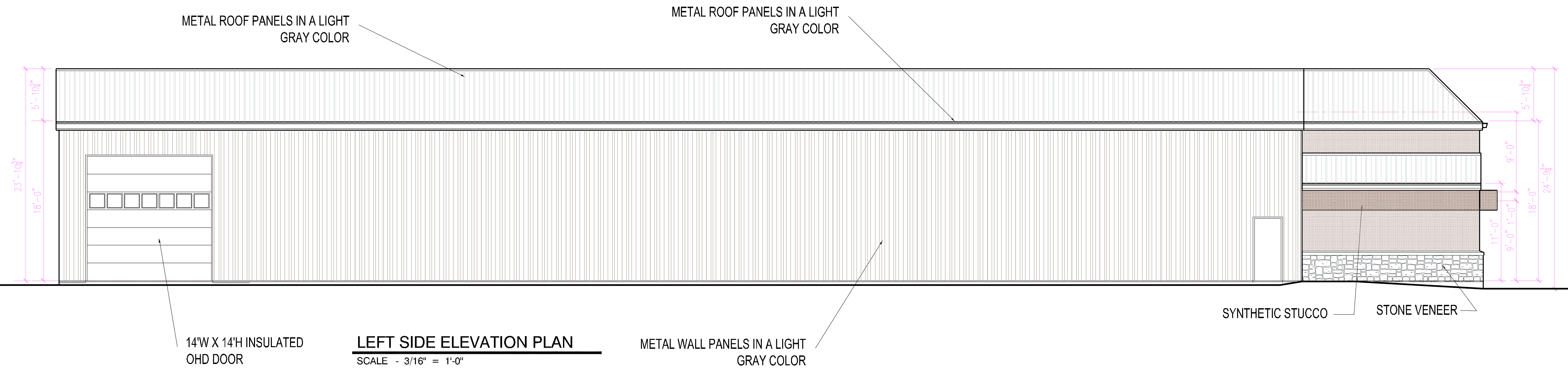
A-3



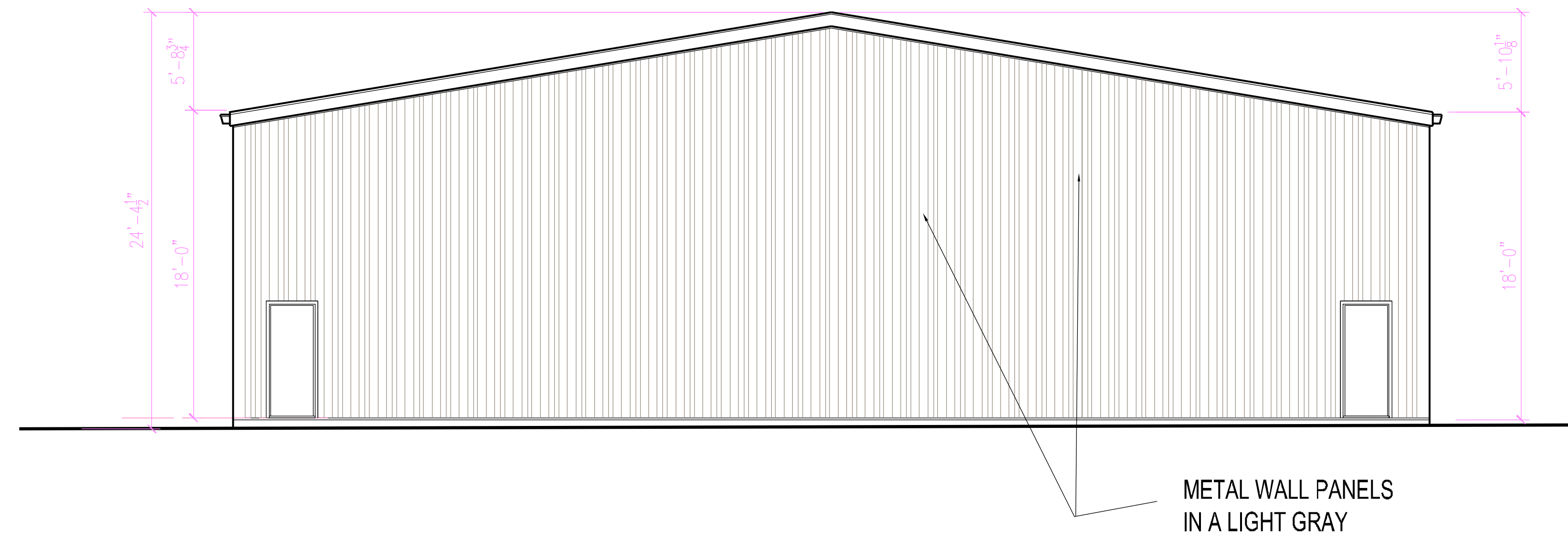


1	2	3	4	5	6
REVISIONS					

GUEDES ASSOCIATES, INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bpt., CT. 06610
 Tel. 203-367-5180 Fax. 203-367-4961



LEFT SIDE ELEVATION PLAN
 SCALE - 3/16" = 1'-0"



REAR ELEVATION PLAN
 SCALE - 3/16" = 1'-0"



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LOT 5 BUILDING 3 WOODRUFF HILL ROAD OXFORD, CT	
date: 01-18-21	scale: AS NOTED
drawn: J/N GUEDES	project #:
REAR AND SIDE ELEVATION PLAN	



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#:	_____
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|---|---|--|
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| <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 checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project - Title: 7 Woodruff Hill Rd. (Lot 6)

2) **PROPERTY LOCATION(s):**

a) Street Address: 7 Woodruff Hill Rd.

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:

Map: 25 Block: 22 Lot: 13-6 Unit: _____

Zoning District: *(Check One)*

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

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

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

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:** Oxford Enterprises, LLC
Address: 20 Old Country Rd.
Town: Oxford State: CT Zip Code: 06478
Phone: (203) 893-5155 Fax: () Email: darin.bouchard@yahoo.com

4) **OWNER(s):** Town of Oxford
Address: 486 Oxford Road
Town: Oxford State: CT Zip Code: 06478
Phone: (203) 888-2543 Fax: () Email:

5) **APPLICANT'S OWNERSHIP INTEREST:** contract purchaser

6) **LAND SURVEYOR:** Civil 1 (see below) **REG. No:**
Address:
Town: State: Zip Code:
Phone: () Fax: () Email:

7) **CIVIL ENGINEER:** Civil 1 - Brian Baker **REG. No:** 23805
Address: 43 Sherman Hill Rd D101
Town: Woodbury State: CT Zip Code: 06798
Phone: (203) 266-0778 Fax: () Email: brian@civil4.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:** Pending - Application Filed.
(Please Provide a Copy)

11) **ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS:** 0

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

- (Check the one that applies)
- Not Applicable.
 - Improvements will be completed prior to endorsement and filing of record subdivision.
 - Surety will be provided.
 - Conditional approval is requested.

13) **WAIVERS:**

- (Check the one that applies)
- Not Applicable.
 - No waivers of the subdivision regulations are required.
 - Waivers of one or more sections of the subdivision regulations are requested.
(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)

Table with 2 columns of document types and checkboxes. Includes items like Project Narrative Letter (checked), Record Subdivision Plan, Site Development Plan (checked), Plan and Profile (checked), Standard Construction Details (checked), Connecticut Highway Department, Engineering Department Review, Drainage Calculations (checked), Fire Marshal's Review, Letter from Public Water Supply, P.D.D.H. Approval, Inland Wetlands Approval, W.P.C.A. Approval, Legal Boundary Description, Zoning and Subdivision History, Certificate from Assessor, and 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 = \$ _____

Other Fees = \$ _____

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 _____

NAME PRINTED _____ DATE _____

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 _____ DATE _____

OWNER SIGNATURE _____

NAME PRINTED _____ 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)

7 Woodruff Hill Rd, (Lot 6)

PLANNING FEES

RESIDENTIAL:

1. Subdivision/Re-subdivision Application:

- **Without roads** are \$325.00 per lot for plan review and \$400 for monitoring fees
- **With roads** (public or private) are the same as above **except** there will be an additional charge of \$12.00 per linear feet for inspections
- Additional \$500.00 for Legal Fees

2. Multi-Family Dwellings / Common Interest Ownership or Equivalent

- **Without roads** are \$325.00 per lot for plan review and \$400 for monitoring fees
- **With roads** (public or private) are the same as above **except** there will be an additional charge of \$12.00 per linear feet for inspections
- Additional \$400.00 for each unit
- Additional \$500.00 for Legal Fees

COMMERCIAL:

3. Subdivision/Re-subdivision Application:

- **Without roads** are \$350 per lot for plan review and \$400 for monitoring fees
- **With road(s)** (public or private) there will be an additional fee of \$15.00 per linear feet for inspections
- Additional \$500.00 for Legal Fees

INDUSTRIAL / HIGH TECH INDUSTRIAL / PROFESSIONAL OFFICE:

4. Subdivision/Re-subdivision Application:

- **Without roads** are \$550 per lot for plan review and \$400 for monitoring fees
- **With road (s)** (public or private) there will be an additional fee of \$20.00 per linear feet for inspections
- Additional \$500.00 for Legal Fees

MISCELLANEOUS:

- 5. Public Hearing for Subdivision/Re-subdivision..... \$400
- 6. Public Hearing Continuance.....\$200
- 7. Petition to Amend Subdivision Regulations.....\$410
- 8. Mapping GIS Fee..... \$10

ZONING FEES

SPECIAL EXCEPTION:

- 1. Basic Application
.....\$300
- 2. Public Hearing.....\$600
- 3. Public Hearing Continuance.\$200
- 4. Review of Building:
 - a. Less than or equal to 5,000 sf.....\$350
 - b. Greater than 5,000 sf.\$750

SITE PLAN:

- 1. Site Plan.....\$350
- 2. Site Plan Modification.....\$250
- 3. Site Plan with Public Hearing.....\$650

USE/CHANGE OF USE:

- 1. Use/Change of Use Permit\$210

PUBLIC HEARING:

- 1. Public Hearing\$400
- 2. Continuance.....\$200

SIGN PERMIT:

- 1. Temporary Sign Permit..... \$85

- 2. Sign Permit..... \$110
- 3. Special Exception..... \$450
- 4. Tag Sale Signs.....\$25

ZONING COMPLIANCE:

- 1. Certificate of Zoning Compliance (**Residential**) \$85
- 2. Certificate of Zoning Compliance (**Industrial, High Tech, Commercial, OPD , etc.**) ... \$510
- 3. Certificate of Zoning Compliance (Use Permits)..... \$85
- 4. Lot line revision..... \$110
- 5. Letter of determination/Compliance..... \$150
- 6. Re-inspection..... \$100

EARTH EXCAVATION ACTIVITIES:

- 1. Minor Re-grading: Less than or equal to 1,000 cy..... \$210
- 2. Major Re-grading: Greater than 1,000 CY, plus \$100 for each additional 1,000 cy.....\$1,210
- 3. Public Hearing \$400
- 4. Inspection & Monitoring \$250

ZONING MAP OR TEXT AMENDMENT:

- 1. Petition for Map Amendment \$310
- 2. Petition for Text Amendment \$310

FLOOD HAZARD:

- 1. Flood Hazard Permit\$160
- 2. Re-inspection fee after initial inspection \$100

NEW RESIDENCE OR ADDITION:

- 1. New Residence.....\$300
- 2. Attached Addition to Primary Residence..... \$200
- 3. Accessory Buildings & Structures:

- a. Decks \$50
- b. Detached Buildings/structures less than or equal to 200 sf \$50
- c. Detached Buildings/structures greater than 200 sf..... \$110
- d. Pools \$110
- e. Temporary Buildings & Structures..... \$110
- 4. Accessory Apartment..... \$200

COMMERCIAL / INDUSTRIAL STRUCTURES:

- 1. Inspection Fees..... \$2,500
- Plus:
 - a. 1 to 2,500 sf \$2,500
 - b. 2501 to 7500 sf..... \$5,000
 - c. Greater than 7500 sf..... \$5,000 plus .10 per sf over 7500 sf

26,500 sf

$\$5,000 + 19,000 \times 0.10 = \$6,900$

ADMINISTRATIVE:

- 1. Plan of Conservation & Development..... \$50
- 2. Zoning Regulations. \$25
- 3. Subdivision Regulations \$25
- 4. Copy Fee (per page)..... \$.50
- 5. Map Copy (per page)..... \$5
- 6. Scanning..... \$1.50 per page

STATE SURCHARGE:

- 1. State Land Use Surcharge Fee per Application (CGS Section 22a-22 as revised and amended)..... \$60

MAPPING GIS:

- 1. Mapping GIS Fee..... \$10

Total = \$9,810

OTHER:

RESIDENTIAL

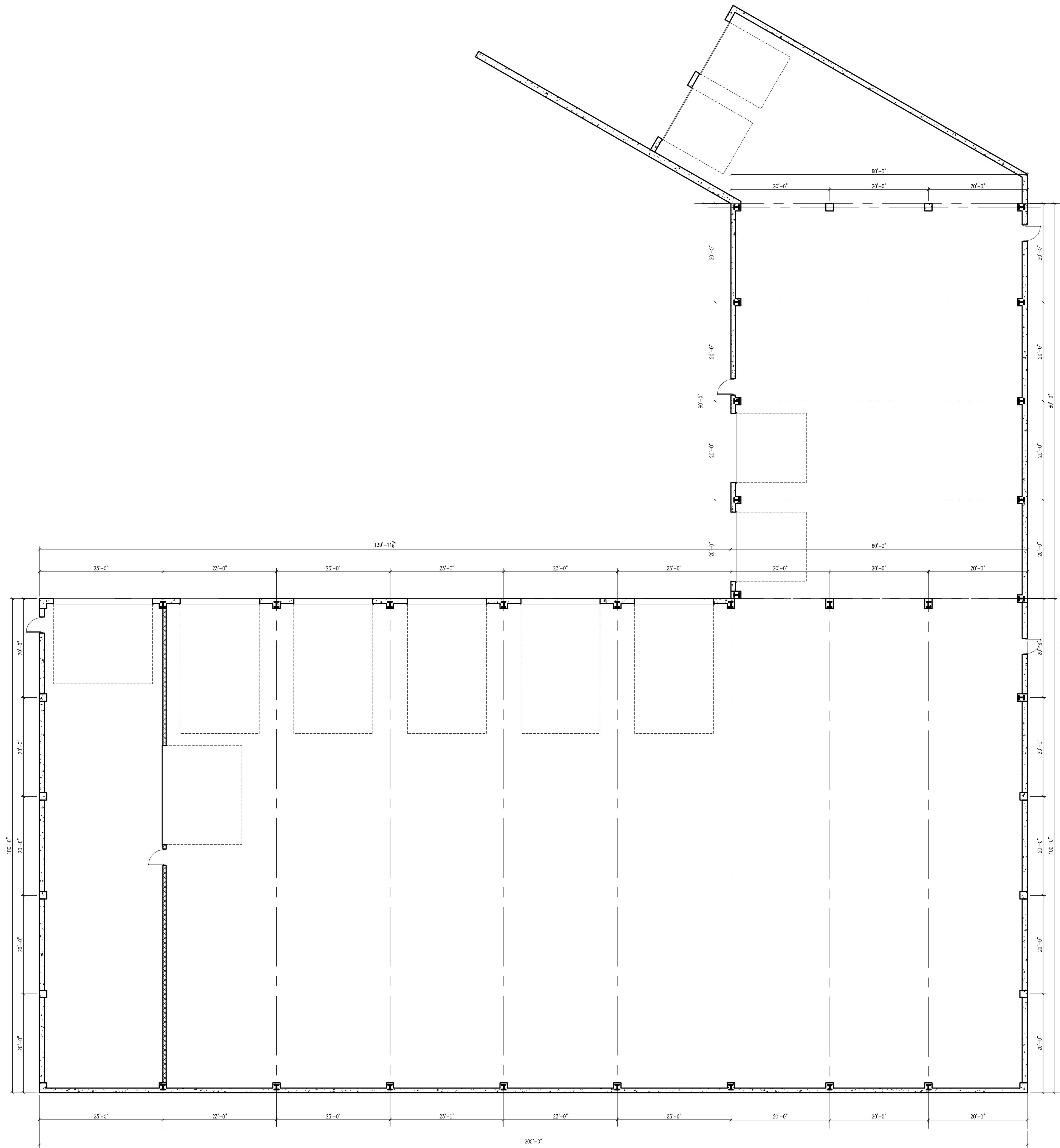
1. Other applications / uses not covered by the above including but not limited to..... \$110

COMMERCIAL, INDUSTRIAL, POD, CORPORATE, ETC

2. Other applications / uses not covered by the above including but not limited to.....\$TBD by P&Z

PLEASE NOTE:

- Any applications or uses not covered by any of the above will be determined by the Oxford Planning & Zoning Commission.
- If determined by the Planning & Zoning Commission that additional professional / expert services are required, the applicant shall be responsible to cover those costs.
- If the applicant fails or refuses to deposit the actual or estimated fee, the application shall be considered incomplete as of the next regularly scheduled meeting of the Commission which shall be grounds for denial of the application with or without prejudice as circumstances warrant, or any permit may be revoked by the Planning & Zoning Commission after notice to the applicant and opportunity to be heard.
- Any expert/technical review, inspection and monitoring costs incurred by the Town in excess of the amount deposited shall be billed to the applicant.
- The Planning & Zoning Commission has the ability to waive a fee if they vote and deem appropriate.
- The Planning & Zoning Commission may vote to triple any fee charged if it is for an application for work already begun or completed without securing the necessary and appropriate permits.



FLOOR PLAN
SCALE - 3/32" = 1'-0"



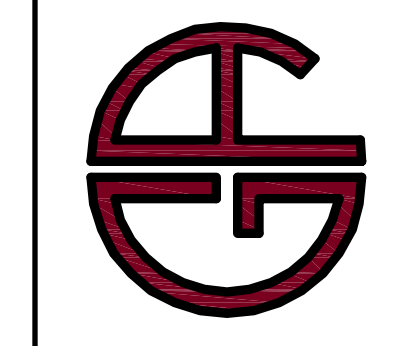
This drawing is the property of the architect, it has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.

LOT 6 BUILDING
7 WOODRUFF HILL ROAD
OXFORD, CT

FIRST FLOOR PLAN

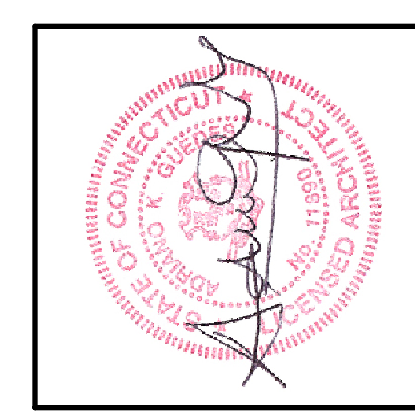
date: 01-18-21
drawn: J N GUEDES

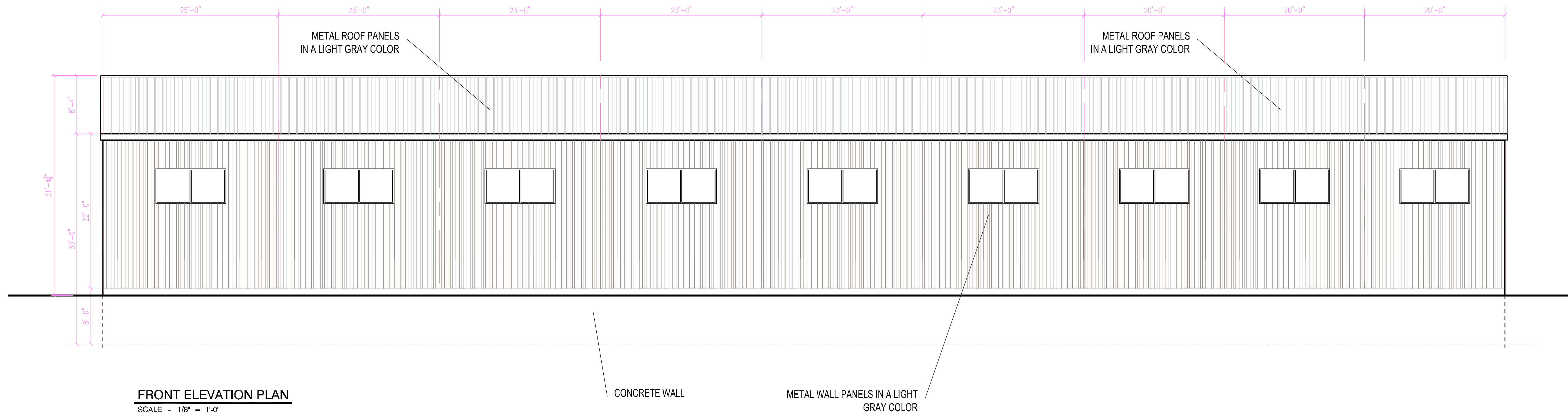
scale: AS NOTED
project #:



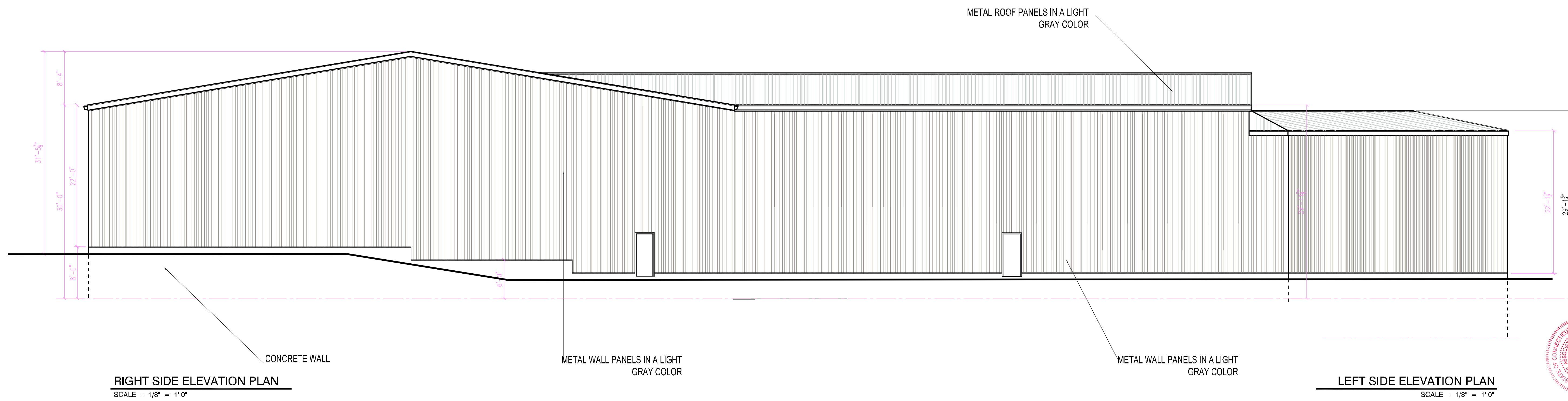
GUEDES ASSOCIATES, INC.
Designers , Architects & Project Managers
1425 Noble Avenue, Bpt., CT. 06610
Tel. 203-367-5180 Fax. 203-367-4961

REVISIONS					
1					
2					
3					
4					
5					
6					



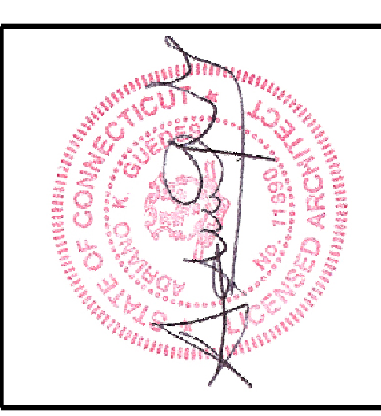


FRONT ELEVATION PLAN
SCALE - 1/8" = 1'-0"



RIGHT SIDE ELEVATION PLAN
SCALE - 1/8" = 1'-0"

LEFT SIDE ELEVATION PLAN
SCALE - 1/8" = 1'-0"



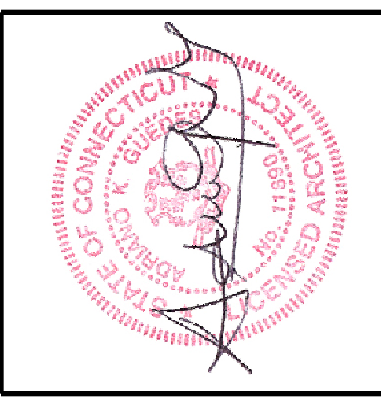
NO.	REVISIONS
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GUEDES ASSOCIATES, INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bpt., CT. 06610
 Tel. 203-367-5180 Fax. 203-367-4961

LOT 6 BUILDING 7 WOODRUFF HILL ROAD OXFORD, CT	date: 01-18-21	scale: AS NOTED
FRONT AND SIDE ELEVATION PLAN	drawn: J N GUEDES	project #:



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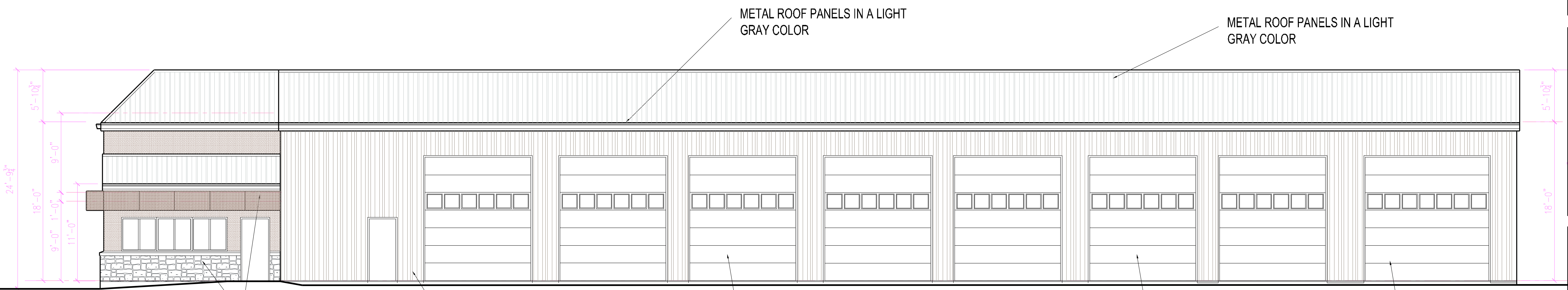


1	2	3	4	5	6
REVISIONS					

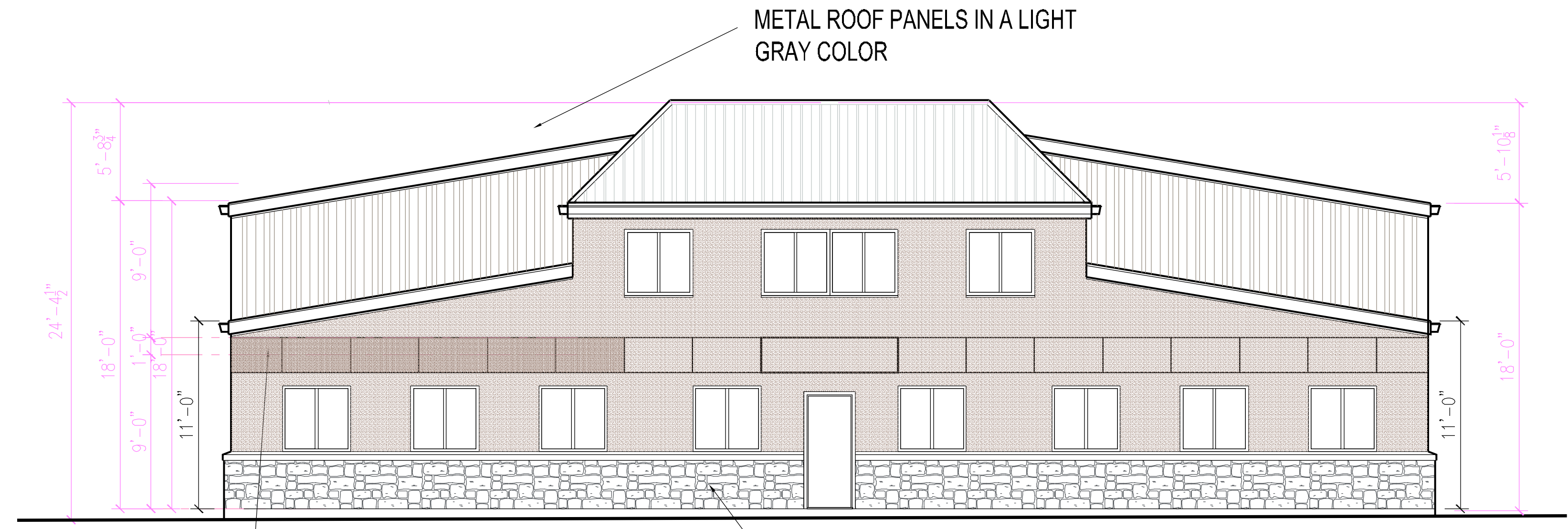
GUEDES ASSOCIATES, INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bpt., CT. 06610
 Tel. 203-367-5180 Fax. 203-367-4961



LOT 5 BUILDING 3 WOODRUFF HILL ROAD OXFORD, CT	date: 01-18-21 drawn: J.N. GUEDES	scale: AS NOTED project #:
FRONT AND SIDE ELEVATION PLAN		



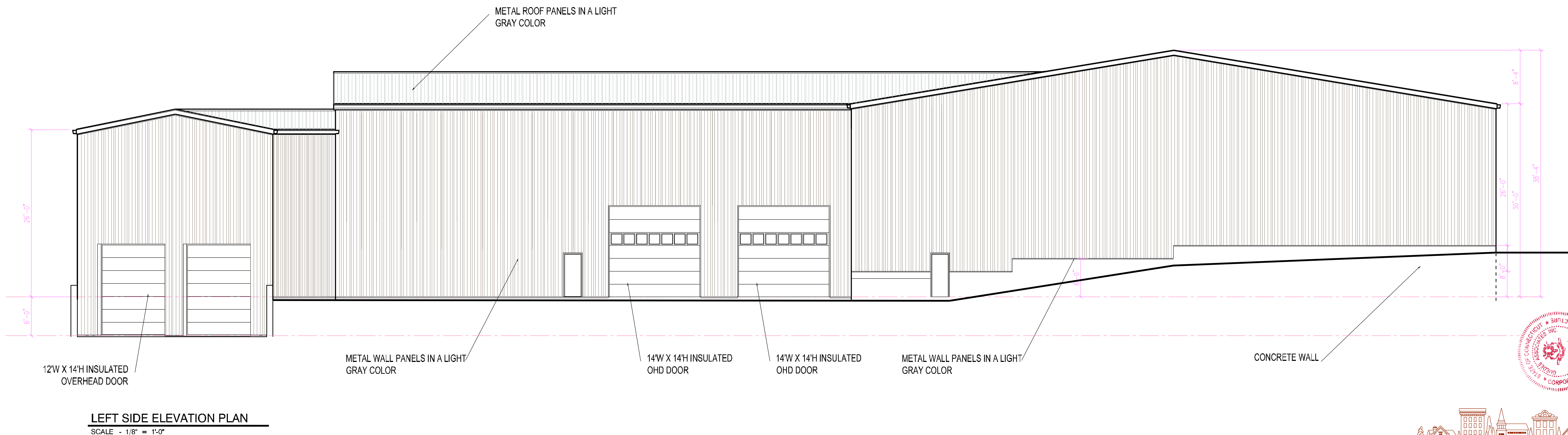
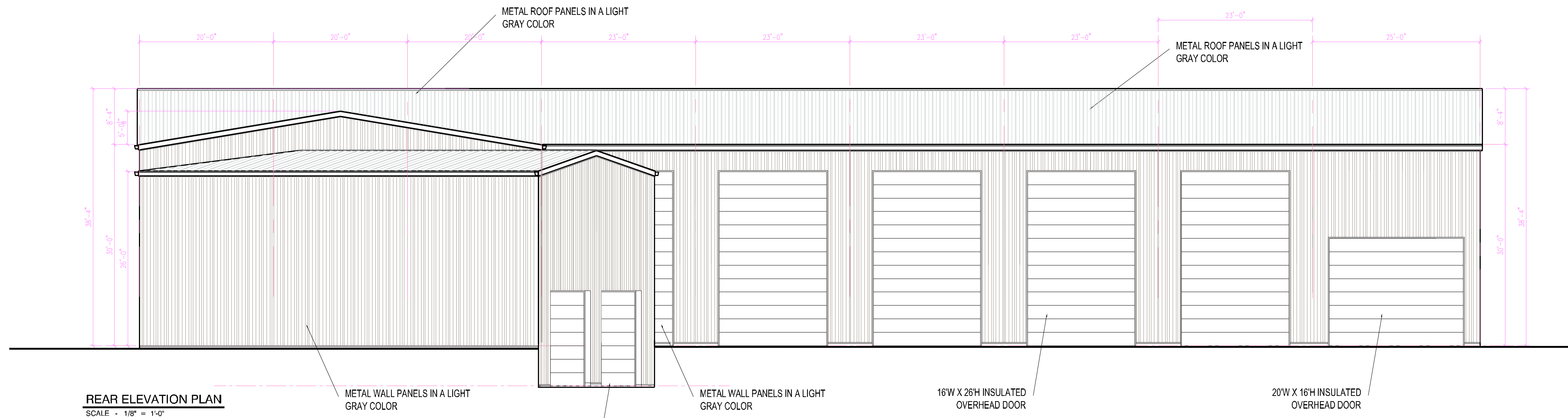
RIGHT SIDE ELEVATION PLAN
 SCALE - 3/18" = 1'-0"



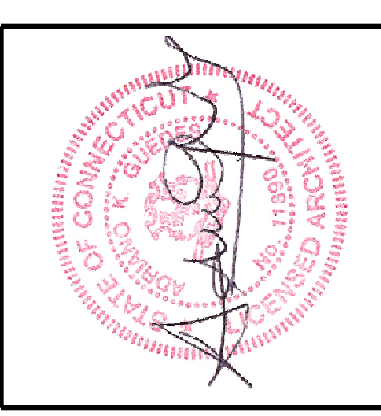
REAR ELEVATION PLAN
 SCALE - 3/16" = 1'-0"



This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.



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1	2	3	4	5	6

REVISIONS

GUEDES ASSOCIATES, INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bpt., CT. 06610
 Tel. 203-367-5180 Fax. 203-367-4961

LOT 6 BUILDING 7 WOODRUFF HILL ROAD OXFORD, CT	date:	01-18-21	scale:	AS NOTED
	drawn:	J N GUEDES	project #:	
REAR AND SIDE ELEVATION PLAN				

A-3



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

Zoning Enforcement Official

CEASE AND DESIST STOP WORK ORDER

May 21, 2020

Vaill Jeanne L.
117 Good Hill Road
Oxford, CT 06478

Re: 117 Good Hill Rd Oxford, CT. (Commercial business residential zone)

The Planning & Zoning Department of the Town of Oxford recently became aware that you have a contractor's yard taking place on the above-mentioned property. Upon investigation, it was determined that the activity took place and several deficiencies and violations were identified and noted. The files of the Planning & Zoning office do not reflect any permits issued for the above address and a permit is required.

Therefore, this Notice/Order is issued to you to inform you that you are currently in violation of the Zoning Regulations of the Town of Oxford, Connecticut. The following articles apply:

- (1) Article 10, Sections, 10.1
- (2) Article 4
- (3) Article 11
- (4) Article 12
- (5) Schedule C-8
- (6) Contractors yard

You are hereby ordered to cease all activities immediately upon receipt of this letter to remedy the violations. Please note that an application for a permit and a current A-2 Survey of your property is required.

As a result, this Notice / Order is issued to inform you that you are currently in violation of the Zoning Regulations of the Town of Oxford, Connecticut, and the 2002 CT Guidelines for Soil Erosion and Sediment Control, and pursuant to the Connecticut General Statutes, as revised and amended.

If you have any further questions or concerns regarding this notice /order, please contact the Zoning Enforcement Official at (203) 828-2543 ext. 3033.

Sincerely,


Steven Macary, Zoning Official



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

Zoning Enforcement Official

CEASE AND DESIST STOP WORK ORDER

May 21, 2020

Drayton Mary Ann E
95 Good Hill Road
Oxford, CT 06478

Re: 95 Good Hill Rd Oxford, CT. (Commercial business residential zone)

The Planning & Zoning Department of the Town of Oxford recently became aware that you have a contractor's yard taking place on the above-mentioned property. Upon investigation, it was determined that the activity took place and several deficiencies and violations were identified and noted. The files of the Planning & Zoning office do not reflect any permits issued for the above address and a permit is required.

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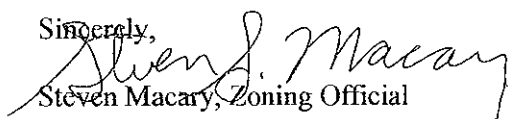
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If you have any further questions or concerns regarding this notice /order, please contact the Zoning Enforcement Official at (203) 828-2543 ext. 3033.

Sincerely,


Steven Macary, Zoning Official

June 3, 2020
95 Good Hill Road
Oxford CT 06478-1570

Town of Oxford
Planning & Zoning Commission
S.B. Church Memorial Town Hall
486 Oxford Road
Oxford CT 06478-1298

P & Z Chairman:

This letter is in regards to a matter included on your June 2, 2020 meeting agenda Item H Zoning Enforcement # 5. The item is 95 Good Hill Road – Cease and Desist.

I received a certified letter stating there was a Cease and Desist Work Order on my property for a Commercial business in a Residential Zone. The letter was forwarded to me in Florida where I am currently staying. The letter also said to call Steven Macary, Zoning Official, with any questions I might have. I called him to let him know that a mistake had been made and that there was no commercial business on my property. The wood operation is located at 117 Good Hill Road just below my property. My son Jeffrey Drayton clears woods on the farmland to restore the fields and woodland located there. I understand that some additional wood was dropped off on the property by CL&P when they were clearing the sides of the road and had nowhere in town to deposit the wood.

My son, Jeffrey Drayton, will be in touch with you regarding the particulars of the operation. When I told the ZEO he had made a mistake regarding the address he refused to listen to me and told me I could call into your meeting and be heard. That was not the case. When I asked him what needed to be done by me his response was, "Nothing". In addition, other incorrect information was presented to the commission. Jeffrey is not a resident of Woodbury as was stated by the ZEO. He is a registered voter in Oxford, his vehicle is registered in Oxford where he pays taxes on it. Public records are available to show this.

Since a mistake was made in the location of any commercial business on my property, I am requesting that the commission recognize this, help me straighten out this unfortunate mistake and have it removed from your agenda. I understand that mistakes can be made but this one seems glaring in its presentation. Since I am out of state, the best way to reach me for any additional information is through my cell phone at 203 671-7445.

Thank you for your prompt attention to this matter.

Sincerely,



Mary Ann Drayton-Rogers

**CERTIFICATE OF LAND
DESIGNATED AS "FOREST LAND"**
CGS Section 12-107d



STATE OF CONNECTICUT
BUREAU OF FORESTRY
Department Environmental Protection
145 CAPITOL AVENUE, HARTFORD, CONNECTICUT 06104

Certificate No.	DATE	TOWN IN WHICH ACREAGE IS LOCATED	NO. AC CERT
#1569H Jeanne & Alfred Vaill 313 Torrington Road Goshen, CT 06756	8/21/91	OXFORD	70

Purpose: To change owner of record. Was Jeanne Vaill, Executrix of the Estate of Ivan & Rachael Lindblom. Supersede Cert. #1569A.

Upon application of the owner (s) of record of a tract or tracts of land in the above named town, I hereby certify that said tract (s) fulfill (s) the requirements of Section 12-107d of the General Statutes of the State of Connecticut.

State Forester

Issued in triplicate, the original to be filed in the State Forester's Office, one copy with the owner of the land, and one copy in the office of the municipality in which the land is located.

YOUR NEXT PROCEDURE is to apply to the assessor in the town in which this certified forest land is located, for a form to be filed with them so that you may have your land classified. This filing must be done -- "not earlier than thirty days before, nor later than thirty days after" the date of assessment list.

***EXCEPTION:** In a year which a revaluation becomes effective, the certificate application to the assessor may be filed "not later than ninety days after the assessment date."

June 12, 2020

From: Jeffrey G. Drayton
95 Good Hill Road
Oxford, CT 06478
203.598.4840
jeffdrayton@yahoo.com

To: - Town of Oxford, CT Planning and Zoning Commission
- Zoning Enforcement Officer

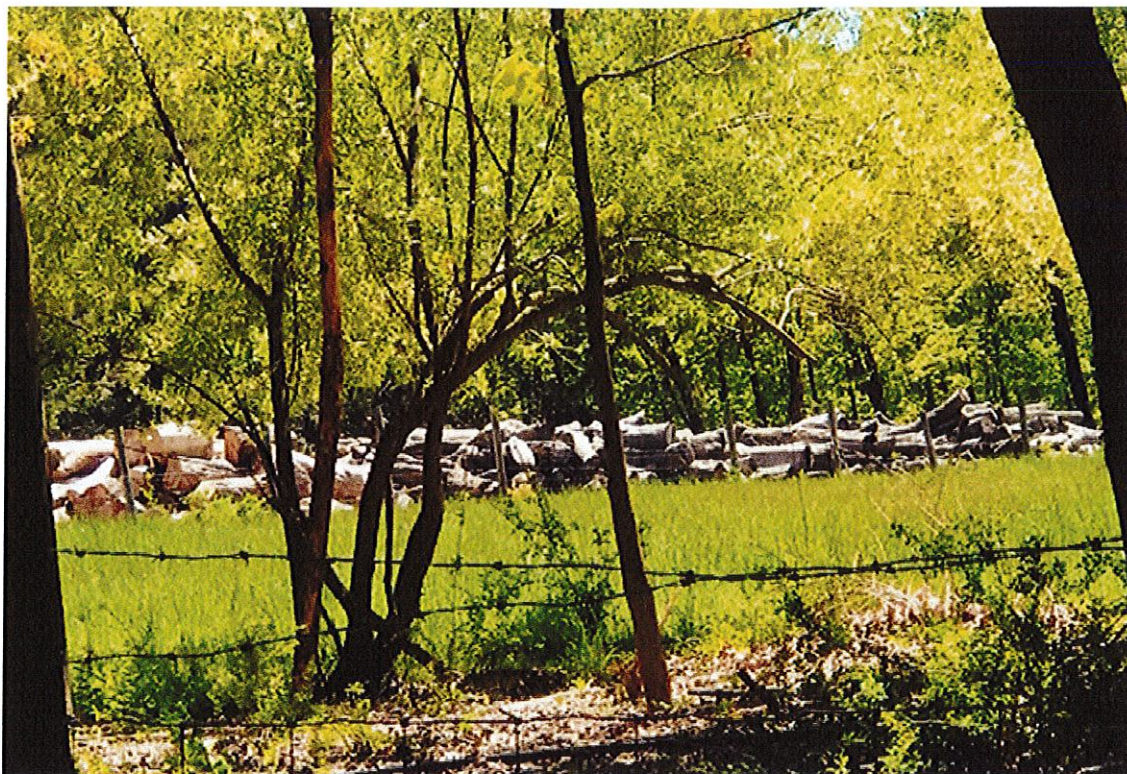
In response to the cease and desist order issued for 117 Good Hill Road:

I perform outdoor maintenance and upkeep services on this 80-acre farm / forest property for the owner, Mrs. Jeanne Vaill. I mow her fields as required. I reclaim and restore overgrown pastures by removing trees and brush. I have mowed her lawn until recently. I also perform maintenance in her 70-acre woodlot. This maintenance includes removal of dead and dying trees, thinning out over-crowded and/or undesirable trees and the removal of low value trees at her direction. This work is done to maintain the health of the woodlot and increase the value of the remaining timber. This work produces logs that are of little or no value except as firewood. In lieu of monetary compensation, Mrs. Vaill allows me to convert these logs into firewood on her property. The logs are stacked in a consolidated area on the property. I cut, split and stockpile firewood in the same area that the logs are stacked until it is sold and removed from the property. All activity takes place on the 117 Good Hill Road property.

In addition, all wood that was piled on the roadside of 117 Good Hill Road has been relocated.

Sincerely,
Jeff Drayton

CLP & LEWIS TREE SERVICE
Dumping LOADS OF TREES ALL HOURS



95 Goodhill RD



5/21/20



5/21/20



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

Zoning Enforcement Official

CEASE AND DESIST STOP WORK ORDER

May 21, 2020

Vaill Jeanne L.
117 Good Hill Road
Oxford, CT 06478

Re: 117 Good Hill Rd Oxford, CT. (Commercial business residential zone)

The Planning & Zoning Department of the Town of Oxford recently became aware that you have a contractor's yard taking place on the above-mentioned property. Upon investigation, it was determined that the activity took place and several deficiencies and violations were identified and noted. The files of the Planning & Zoning office do not reflect any permits issued for the above address and a permit is required.

Therefore, this Notice/Order is issued to you to inform you that you are currently in violation of the Zoning Regulations of the Town of Oxford, Connecticut. The following articles apply:

- (1) Article 10, Sections, 10.1
- (2) Article 4
- (3) Article 11
- (4) Article 12
- (5) Schedule C-8
- (6) Contractors yard

You are hereby ordered to cease all activities immediately upon receipt of this letter to remedy the violations. Please note that an application for a permit and a current A-2 Survey of your property is required.

As a result, this Notice / Order is issued to inform you that you are currently in violation of the Zoning Regulations of the Town of Oxford, Connecticut, and the 2002 CT Guidelines for Soil Erosion and Sediment Control, and pursuant to the Connecticut General Statutes, as revised and amended.

If you have any further questions or concerns regarding this notice /order, please contact the Zoning Enforcement Official at (203) 828-2543 ext. 3033.

Sincerely,


Steven Macary, Zoning Official



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

Zoning Enforcement Official

CEASE AND DESIST STOP WORK ORDER

May 21, 2020

Drayton Mary Ann E
95 Good Hill Road
Oxford, CT 06478

Re: 95 Good Hill Rd Oxford, CT. (Commercial business residential zone)

The Planning & Zoning Department of the Town of Oxford recently became aware that you have a contractor's yard taking place on the above-mentioned property. Upon investigation, it was determined that the activity took place and several deficiencies and violations were identified and noted. The files of the Planning & Zoning office do not reflect any permits issued for the above address and a permit is required.

Therefore, this Notice/Order is issued to you to inform you that you are currently in violation of the Zoning Regulations of the Town of Oxford, Connecticut. The following articles apply:

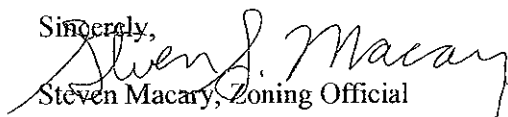
- (1) Article 10, Sections, 10.1
- (2) Article 4
- (3) Article 11
- (4) Article 12
- (5) Schedule C-8
- (6) Contractors yard

You are hereby ordered to cease all activities immediately upon receipt of this letter to remedy the violations. Please note that an application for a permit and a current A-2 Survey of your property is required.

As a result, this Notice / Order is issued to inform you that you are currently in violation of the Zoning Regulations of the Town of Oxford, Connecticut, and the 2002 CT Guidelines for Soil Erosion and Sediment Control, and pursuant to the Connecticut General Statutes, as revised and amended.

If you have any further questions or concerns regarding this notice /order, please contact the Zoning Enforcement Official at (203) 828-2543 ext. 3033.

Sincerely,


Steven Macary, Zoning Official

June 3, 2020
95 Good Hill Road
Oxford CT 06478-1570

Town of Oxford
Planning & Zoning Commission
S.B. Church Memorial Town Hall
486 Oxford Road
Oxford CT 06478-1298

P & Z Chairman:

This letter is in regards to a matter included on your June 2, 2020 meeting agenda Item H Zoning Enforcement # 5. The item is 95 Good Hill Road – Cease and Desist.

I received a certified letter stating there was a Cease and Desist Work Order on my property for a Commercial business in a Residential Zone. The letter was forwarded to me in Florida where I am currently staying. The letter also said to call Steven Macary, Zoning Official, with any questions I might have. I called him to let him know that a mistake had been made and that there was no commercial business on my property. The wood operation is located at 117 Good Hill Road just below my property. My son Jeffrey Drayton clears woods on the farmland to restore the fields and woodland located there. I understand that some additional wood was dropped off on the property by CL&P when they were clearing the sides of the road and had nowhere in town to deposit the wood.

My son, Jeffrey Drayton, will be in touch with you regarding the particulars of the operation. When I told the ZEO he had made a mistake regarding the address he refused to listen to me and told me I could call into your meeting and be heard. That was not the case. When I asked him what needed to be done by me his response was, "Nothing". In addition, other incorrect information was presented to the commission. Jeffrey is not a resident of Woodbury as was stated by the ZEO. He is a registered voter in Oxford, his vehicle is registered in Oxford where he pays taxes on it. Public records are available to show this.

Since a mistake was made in the location of any commercial business on my property, I am requesting that the commission recognize this, help me straighten out this unfortunate mistake and have it removed from your agenda. I understand that mistakes can be made but this one seems glaring in its presentation. Since I am out of state, the best way to reach me for any additional information is through my cell phone at 203 671-7445.

Thank you for your prompt attention to this matter.

Sincerely,



Mary Ann Drayton-Rogers

**CERTIFICATE OF LAND
DESIGNATED AS "FOREST LAND"**
CGS Section 12-107d



STATE OF CONNECTICUT
BUREAU OF FORESTRY
Department Environmental Protection
145 CAPITOL AVENUE, HARTFORD, CONNECTICUT 06104

Certificate No.	DATE	TOWN IN WHICH ACREAGE IS LOCATED	NO. AC CERT
#1569H Jeanne & Alfred Vaill 313 Torrington Road Goshen, CT 06756	8/21/91	OXFORD	70

Purpose: To change owner of record. Was Jeanne Vaill, Executrix of the Estate of Ivan & Rachael Lindblom. Supersede Cert. #1569A.

Upon application of the owner (s) of record of a tract or tracts of land in the above named town, I hereby certify that said tract (s) fulfill (s) the requirements of Section 12-107d of the General Statutes of the State of Connecticut.

State Forester

Issued in triplicate, the original to be filed in the State Forester's Office, one copy with the owner of the land, and one copy in the office of the municipality in which the land is located.

YOUR NEXT PROCEDURE is to apply to the assessor in the town in which this certified forest land is located, for a form to be filed with them so that you may have your land classified. This filing must be done -- "not earlier than thirty days before, nor later than thirty days after" the date of assessment list.

***EXCEPTION:** In a year which a revaluation becomes effective, the certificate application to the assessor may be filed "not later than ninety days after the assessment date."

June 12, 2020

From: Jeffrey G. Drayton
95 Good Hill Road
Oxford, CT 06478
203.598.4840
jeffdrayton@yahoo.com

To: - Town of Oxford, CT Planning and Zoning Commission
- Zoning Enforcement Officer

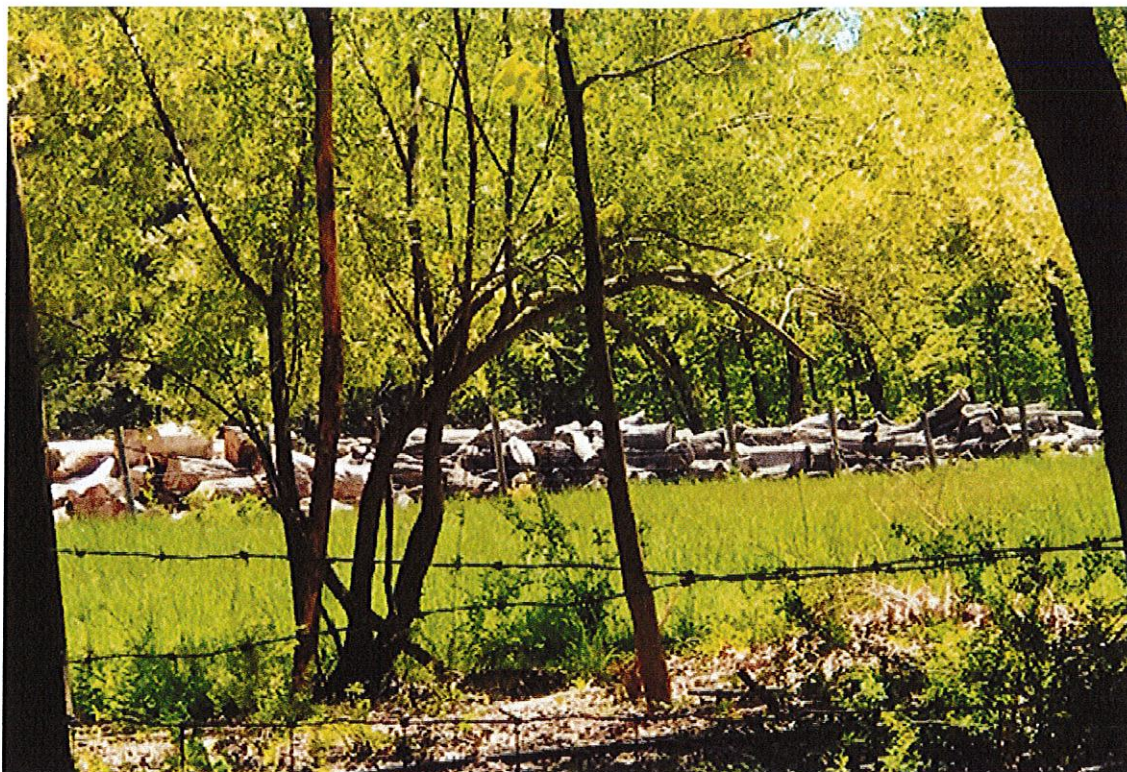
In response to the cease and desist order issued for 117 Good Hill Road:

I perform outdoor maintenance and upkeep services on this 80-acre farm / forest property for the owner, Mrs. Jeanne Vaill. I mow her fields as required. I reclaim and restore overgrown pastures by removing trees and brush. I have mowed her lawn until recently. I also perform maintenance in her 70-acre woodlot. This maintenance includes removal of dead and dying trees, thinning out over-crowded and/or undesirable trees and the removal of low value trees at her direction. This work is done to maintain the health of the woodlot and increase the value of the remaining timber. This work produces logs that are of little or no value except as firewood. In lieu of monetary compensation, Mrs. Vaill allows me to convert these logs into firewood on her property. The logs are stacked in a consolidated area on the property. I cut, split and stockpile firewood in the same area that the logs are stacked until it is sold and removed from the property. All activity takes place on the 117 Good Hill Road property.

In addition, all wood that was piled on the roadside of 117 Good Hill Road has been relocated.

Sincerely,
Jeff Drayton

CLP & LEWIS TREE SERVICE
Dumping LOADS OF TREES ALL HOURS



95 Goodhill RD



5/21/20



5/21/20

It was brought to my attention that P&Z thinks I might be bringing wood onto the farm at 117 Good Hill Rd where I cut trees and make firewood.

I think the incident in question is this; Right around the end of 2020 a neighbor stopped by, told me he had cut down a few trees in his yard and asked that if he brought the wood over could I make it into firewood for him for next winter. It did not occur to me that it would be an issue. I simply saw it as helping out a neighbor and doing business.

Just for the record, I am not bringing in any wood nor am I having any logs brought in for me. Also, with direct access to 70 acres of forest I don't have any need to bring in extra wood.

I hope this clears up any concerns.

Memo

From: Dave Sauter, Chairman, Oxford P&Z
John Kerwin, Vice Chairman, Oxford P&Z

To: Steve Macary, Oxford ZEO

Re: Connecticut's "Right To Farm" Statute, CGS 19a-341 & Oxford Ordinance Ch. 92 to Firewood Production and Distribution operation on Good Hill Road

1. CGS § 19a-341; Connecticut's "Right to Farm" statute

There has been some confusion regarding the application of Connecticut's "Right to Farm" statute to certain properties located in Oxford. In an effort to alleviate that confusion, please review the following statute. The "Right to Farm" statute reads as follows:

Sec. 19a-341. Agricultural or farming operation not deemed a nuisance; exceptions. Spring or well water collection operation not deemed a nuisance. (a) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, ***no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Energy and Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or crop production activities,*** except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Energy and Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

(b) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances, no operation to collect spring water or well water, as defined in section 21a-150, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable noise from equipment used in such operation provided the operation (1) conforms to generally accepted practices for the collection of spring water or well water,

(2) has received all approvals or permits required by law, and (3) complies with the local zoning authority's time, place and manner restrictions on operations to collect spring water or well water.

(c) The provisions of this section shall not apply whenever a nuisance results from negligence or wilful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

(Emphasis added.) The operative language of this statute, highlighted above, indicates the statute's intent and purpose: the statute prevents either public or private nuisance actions being brought against certain qualifying "farming" operations. A nuisance action is defined as follows:

[The Supreme Court] has stated often that a plaintiff must prove four elements to succeed in a **nuisance cause of action**: (1) the condition complained of had a natural tendency to create danger and inflict injury [or harm on] person or property; (2) the danger created was a continuing one; (3) the use of the land was unreasonable or unlawful; [and] (4) the existence of the nuisance was the proximate cause of the plaintiffs' injuries and damages. . . . Furthermore, if the claim is one for public nuisance, a plaintiff must also prove that the condition or conduct complained of interferes with a right common to the general public.

(Internal quotation marks and citations omitted.) Sinotte v. Waterbury, 121 Conn.App. 420, 438 (2010). The express purpose, therefore, of the "Right to Farm" statute is to prevent neighboring land owners or the town from bringing a nuisance action against a qualifying farming operation alleging the following:

(1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Energy and Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock.

CGS §19a-341. It is important to note, however, that the statute **does not** contain any provision exempting "farming operations" from local land use or zoning regulations or other similar regulatory statutes.

2. Oxfords "Right to Farm" Ordinance, Chapter 92

As it relates specifically to Oxford, the town has adopted a "Right to Farm" ordinance based specifically on Connecticut's statute. (This ordinance is attached in its entirety at the end of the memo.) In §92.01, the ordinance repeats the language of CGS §19a-341, quoted above, in total. In §92.03, the ordinance merely reiterates that "[t]he right to farm is hereby recognized to exist within the state under Conn. Gen. Stat. Chapter

368m, §19a-341.” (This section is actually a non sequitur; the state statute does not require local recognition to achieve the stated purpose.) The ordinance provides a notification requirement in any property transfer (§92.04) and also a mechanism for resolving disputes between property owners (§92.05).

Most importantly, however, §92.01(A) of the ordinance contains the following language: “[n]othing herein shall restrict the power of a local zoning authority under **Chapter 124.**” The chapter referenced in the ordinance, “Chapter 124,” contains CGS §§ 8-1 to 8-13. These statutes authorize and establish local zoning commissions and regulations. Obviously, in adopting this statutory language from CGS §1-1(q)¹, the ordinance seeks to comply with the statutory framework established under state law, leaving local zoning authority in effect for farming uses (as it must, under state law). By adopting the “Right to Farm” ordinance, Oxford seeks to promote and foster local farming. While seeking to promote farming is clearly a laudable goal, any sentiment that farming activities are beyond the reach of local zoning authority is inaccurate and contrary to both state law and Oxford’s “Right to Farm” ordinance.

3. The Contractor’s Yard for Firewood Distribution on Good Hill Road

As it relates to this firewood-distribution contractor’s yard² on Good Hill Road, it is important first to consider the applicable zone pertaining to this property. This property lies entirely in a residentially zoned area. Accordingly, Article 5, §5.2.3 of the Oxford Zoning Regulations permit “[f]arms, gardens, nurseries, and greenhouses, including roadside stands, exclusively for the sale of produce grown on the premises.” The harvesting of timber falls within the definition of “farming” under the ordinance and state statute. In addition, under the statute and ordinance “farming” includes “the salvaging timber or cleared land of brush or other debris left by a storm, **as an incident to such farming operations**; the production or harvesting of . . . any agricultural commodity, including lumber, as an **incident to ordinary farming operations.**” However, as indicated by the

¹ The ordinance contains a typo, referring incorrectly to “CGS 1-1q.” There is no such statute, but the language quoted by the ordinance is correctly cited in CGS Sec. 1-1(q).

² Article 2, Section 2.14a defines a “Contractor Yard” as follows: A property used for . . . (b) storage of earth or biological materials, and (c) processing and recycling of earth or biological materials.” Timber is a “biological” material.

emphasized language, these uses are permitted only as incidental activities to the ordinary farming operations, and are therefore not “ordinary farming activities” by themselves.

The activity occurring on this parcel, as you described it, did not contain any other ordinary farming operations, other than the timber harvesting purported to have occurred on the parcel. Nonetheless, there were numerous complaints that Mr. Drayton was importing timber onto the property from various sources, such as Eversource and various tree services. There was evidence on the record to support these complaints and Mr. Drayton, in fact, confirmed these complaints during the hearing. It was the determination of the commission that this importation of timber—being a violation of our regulations—was to cease immediately. Mr. Drayton agreed to the stipulation and there was no reason at that time not to take him at his word that he would comply. However, there was no way to determine which of the stored timber was properly harvested and which timber was illegally imported on to the property. Accordingly, it was decided by the board that Mr. Drayton would be allowed to continue to distribute firewood from the existing stock on his property, as long as (1) he no longer imported any timber from exterior operations and (2) that you as the ZEO would be permitted to inspect the property and confirm that the stock of timber on the property was diminishing, not increasing.

Nonetheless, there is evidence that timber being imported onto the property as recently as December of 2020.³ In addition, members of the P&Z have also observed that the older stock of timber is not diminishing. Accordingly, as it appears that Mr Drayton is not abiding by his agreement with the commission, the commission is requesting that at the next meeting you provide the commission with the results of your inspections, including the date of your inspection and any photographic evidence demonstrating the stock of timber on his property.

³ Please see the photos attached on the next page.

Photos of timber being transported onto the Good Hill Road Site, 12/30/2020 AM



Oxford Code of Ordinances

Chapter 92 “Right to Farm”

§ 92.01 LEGISLATIVE PURPOSE AND INTENT.

(A) The purpose and intent of this chapter is to state with emphasis the right to farm, which reads as follows:

Conn. Gen. Stat. § 19a-341. Agricultural or farming operation not deemed a nuisance; exceptions. Spring or well water collection operation not deemed a nuisance

(a) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof; shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

(b) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances, no operation to collect spring water or well water, as defined in § 21a-150, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable noise from equipment used in such operation provided the operation (1) conforms to generally accepted practices for the collection of spring water or well water, (2) has received all approvals or permits required by law, and (3) complies with the local zoning authority’s time, place and manner restrictions on operations to collect spring water or well water.

(c) The provisions of this section shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

This right shall be accorded to all citizens of the State under § 19a-341 of the Connecticut General Statutes, and all state statutes and regulations there under, specifically outlined in, but not restricted to, the Definition of Agriculture, Connecticut General Statute § 1-1[1(q)] which states:

Conn. Gen. Stat. § 1-1. Except as otherwise specifically defined, the words “agriculture” and “farming” shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising,

shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoopouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. **Nothing herein shall restrict the power of a local zoning authority under Chapter 124.**

(B) This chapter encourages the pursuit of agriculture, whether commercial or non-commercial, promotes agriculture-based economic opportunities and protects farmland within the town by allowing agricultural uses and related activities to function with minimal conflict with abutters and town agencies. Its intent is to promote a good neighbor policy between agriculturalists and residents by advising purchasers and residents of property adjacent to or near existing and future agricultural operations of the inherent potential activities associated with the purchase or residence including, but not limited to, the sounds, odors, dust and chemicals that may accompany agricultural activities, so that purchasers and residents will understand and be prepared to accept aforementioned occurrences. In addition, this chapter shall be effective regardless of whether disclosure was made.

§ 92.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AGRICULTURE or **FARMING**. Shall be defined as written in Conn. Gen. Stat. Chapter 1, § 1-[1(q)]1q and §§ 22-1 *et seq.*

§ 92.03 RIGHT TO FARM DECLARATION.

The right to farm is hereby recognized to exist within the state under Conn. Gen. Stat. Chapter 368m, § 19a-341.

§ 92.04 DISCLOSURE NOTIFICATION.

(A) Not later than 21 days after the purchase and sale contract is entered into, or prior to the sale or exchange of real property if no purchase and sale agreement exists

for the purchase or exchange of real property, or prior to the acquisition of a leasehold interest or other possessory interest in real property, located in the town, the landowner or agent shall present the buyer or occupant with a disclosure notification which states the following:

It is the policy of this community to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and livestock, the keeping of equine, the fostering of other agricultural activities, and also for its natural, ecological, educational, recreational, quality of life and economic value. This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within the town where farming activities occur. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Buyers or occupants are also informed that the location of property within the town may be impacted by commercial and non-commercial agricultural operations including, but not limited to, the ability to access water services for the property.

(B) A copy of the disclosure notification shall be given on a form prepared by the town and approved by the Town Horse and Livestock Association and shall be signed by the landowner prior to the sale, purchase, exchange or occupancy of real property. A copy of the disclosure notification must be filed with the Board of Selectmen or its designee, such as the Town Clerk, prior to the sale, purchase, exchange or occupancy of real property. In addition to the above, a copy of this disclosure notification shall be published to landowners by the town each fiscal year via publication in a local newspaper.

§ 92.05 RESOLUTION OF DISPUTES.

Any person who seeks to complain about the operation of a farm shall first seek a remedy from a town designated agricultural agent. If a remedy is not found then the person can file a grievance with the Department of Agriculture depending upon the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. Depending on the circumstances of the grievance, the Department of Agriculture or Department of Health shall review and facilitate the resolution of the grievance, and report its recommendations to the referring town authority within an agreed upon time frame. The Board of Health, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Department of Agriculture or its agent, which shall review and facilitate the resolution of the grievance.

§ 92.06 CODIFICATION.

In accordance with Conn. Gen. Stat. Chapter 98, § 7-148(b), the town has the right to create a right to farm ordinance. The Town Clerk shall provide for the codification of this chapter, merging this ordinance with all amendments hereafter made. In preparing the codification of this chapter, the Town Clerk is directed to provide the proper numerical and alphabetical designation to each provision of the ordinance as deemed proper, it being the legislative intent that article numbers, section numbers and other similar designation are matters of codification purposes as deemed appropriate. The document that is the result of this codification shall be known as and may be hereafter referred to as the Right to Farm Ordinance for the town.
(Ord. passed 11-9-2009)

§ 92.99 PENALTY.

(A) Any person violating any provision of this chapter, for which no other penalty is provided, shall be subject to the penalty provisions of § 10.99.

(B) A violation of § 92.04 shall be subject to a fine of \$100 and shall be enforced by the Board of Selectmen or its designee. The town is authorized to enforce § 92.04 under provisions outlined in Conn. Gen. Stat. § 7-148(c)(10) under the Municipal Powers provision. (Ord. passed 11-9-2009)