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, April 6, 2021
7:30 PM - Online/Virtual Meeting

The Planning & Zoning Commission will meet remotely on **Tuesday, April 6, 2021, 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/81610790524?pwd=bXI3dTI3QzdoNI1BtdUxUWWJ2ZmdGdz09

Meeting ID: 816 1079 0524
Passcode: 547307

Dial by your location: 1-646-558-8656
Meeting ID: 816 1079 0524
Passcode: 547307

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. **Town of Monroe** – Adjacent Municipality Referral Notice – Regulation Text Amendment

b. **Letter dated 3/30/21 from Attorney Dominick Thomas** – 138 Coppermine Road

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

E. Old Business – Other Matters

2. **Z-21-065 - [RESA] – 66 Perkins Road – Owner & Applicant:** Edward Magera, 77 Perkins Road
   Letter dated 3/19/21 from Edward P. Magera ***(Request for Driveway Location Revision)***

F. New Business – Schedule a Public Hearing – NONE

G. New Business

1. **Z-21-064 - [COMM] – 248 Oxford Road – Owner:** T&J Realty, 3333 Main Street, Stratford, CT
   Applicant: Oxford Axe Throwing, 54 Dorman Road, Oxford, CT ***(Change of Use)***

H. Zoning Enforcement

1. Dollar General – 126 Oxford Road

I. Minutes

1. 3/2/21 – Regular Meeting Minutes
2. 3/16/21 – Regular Meeting Minutes

J. Invoices

1. Adobe Invoices – April 2020-April 2021
   Reimburse Jessica Pennell - $191.28 for Acrobat Pro DC

K. Other Business

a. Any other business the Commission deems necessary for discussion.
b. Moose Hill Estates Requests – Awaiting Review/Response from Legal Counsel
c. Riverview Subdivision – Request from Horbal & Judson – Referred to Attorney Kevin McSherry

L. Adjournment

Respectfully submitted,
Jessica Pennell
Jessica Pennell, Coordinator
Planning & Zoning Commission

21 APR -5 PM 3:51
TOWN OF OXFORD, CT
Margaret A West
TOWN CLERK

RECEIVED 3/25/21

TOWN OF MONROE

PLANNING and ZONING COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2812
www.monroect.org

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

March 22, 2021

RECIPIENTS: Town of Trumbull CMRR# 7018-1830-0001-7589-5607
Town of Easton CMRR# 7018-1830-0001-7589-5614
Town of Newtown CMRR# 7018-1830-0001-7589-5621
Town of Oxford CMRR# 7018-1830-0001-7589-5638
City of Shelton CMRR# 7018-1830-0001-7589-5645

RE: REFERRAL OF REGULATION TEXT AMENDMENT

Action **RAA-2021-04, File #1018E**
Petition for a Regulation Text Amendment Application to existing §6.13 "Accessory Outdoor Dining" and §7.1.3 "Minor Site Plan" to require a Minor Site Plan Application Review, including miscellaneous adjustments as identified in draft text dated 3/10/21, revised 3/17/21.

Petitioner Town of Monroe

Affected Regulation §6.13 Accessory Outdoor Dining, §7.1.3 Minor Site Plan

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- In conformance with Connecticut General Statues, this is formal **NOTICE** and referral of the attached proposed **Zoning Regulations Text Amendments**.
- A public hearing for the above matters has been scheduled for **April 22, 2021**.
- Complete details and copies of all related materials associated with the referred matter are on file and available for viewing in the Monroe Planning and Zoning Department office and website: http://www.monroect.org/content/343/351/373/1021.aspx

Yours Truly,
Georgia Contois,
Planning and Zoning Secretary

MONROE ZONING REGULATIONS

DRAFT ZONING TEXT AMENDMENT

Accessory Outdoor Dining Regulations and Minor Site Plan Applications

Dated: March 10, 2021 rev 3/17/21

Regular Text	Existing Text in Current Zoning Regulations to Remain
~~Red Strikeout Text~~	Existing Text in Current Zoning Regulations to be deleted
Blue Double Underline Text	Amendment / New Text to be added

ARTICLE 6 Supplemental Regulations

§6.13 Accessory Outdoor Dining

§6.13.1 Purpose and Intent

The purpose and intent of this section is to permit and regulate outdoor dining, as an accessory use, in conjunction with and adjacent to a principal building containing a restaurant or other use serving food and beverages for the consumption on the premises. ~~provided that such outdoor dining is designed, utilized and maintained in a manner which protects and enhances the rural character of the community.~~

§6.13.2Applicability

This section shall apply to any principal or accessory restaurant use, or other use approved to serve food and beverages for consumption on the premises, located in any zoning district, notwithstanding any inconsistent provisions of Article 1, Non-Conforming Uses of these Regulations. An application for Minor Site Development Plan approval shall be required for all proposals for, or amendments and alterations to outdoor dining facilities.

§6.13.3Operational Use

An outdoor dining facility shall be operated by the related principal or accessory restaurant or other food service use; ~~shall have all food and beverages prepared inside the related principal or accessory~~

~~restaurant or other food service use;~~ and shall be utilized solely for the consumption of food and beverages prepared, served and sold on the premises.

§6.13.4Location

~~A.~~ **Permitted locations.** Areas devoted to outdoor dining shall ~~be located directly adjacent to and in common with the related principal building on a stable base, such as a constructed deck, porch, terrace, or patio area. Said area shall~~ be designed in compliance with applicable local and state codes. ~~the requirements of the Americans with Disabilities Act and shall provide direct access to and from the facilities of the related principal or accessory restaurant use or other food service use. All features and elements of an outdoor dining facility shall be in compliance with the lot and bulk standards applicable to the underlying zoning district and related principal or accessory restaurant or other food service use.~~

B. Prohibited locations. All outdoor dining facilities shall be prohibited in the following site areas:

~~(1) Parking areas.~~

~~(2) Sidewalks and walkways. May be permitted on portions of sidewalks or walkways not needed to otherwise provide pedestrian or ADA access to and from buildings, between uses or stores/offices, parking facilities, service areas or other pertinent facilities; clear and safe sidewalk and walkway access must be provided and maintained at all times.~~

~~(3) Minimum landscape buffer areas pursuant to the requirements of the underlying zoning district and that applicable to the related principal or accessory restaurant or other food service use, whichever is more restrictive.~~

~~(4) Minimum required yard setback areas pursuant to the requirements of the underlying zoning district and that applicable to the related principal or accessory restaurant or other food service use, whichever is more restrictive.~~

~~(5) Required landscaping areas, areas devoted to septic disposal or water supply, or as otherwise determined inappropriate by the Commission.~~

~~§6.13.5Maximum Area~~

~~An outdoor dining area shall not exceed an area of twenty five (25%) percent of the total gross floor area of the inside seating area.~~

~~§6.13.6~~ 6.13.5 Containment, Separation and Protection

All related outdoor dining facilities shall be contained, separated and protected from parking and site driveways by a combination of decorative fencing, stone walls, structured landscaping, and/or building and architectural features (trellises, awnings). Protective structural elements shall be incorporated to adequately and suitably provide appropriate protection from traffic and other identifiable hazards for the specific location. The above design features and architectural improvements shall be integrated with site buildings and that of the surrounding community. Additional structural and landscape screening may be required to buffer adjacent properties and streets from visual, lighting, noise, odor and other potential associated environmental/site impacts as deemed warranted by Staff. the ~~Commission.~~

~~§6.13.7~~ 6.13.6 Accessory Components

A. **Associated apparatus.** The use of portable umbrellas, heating units and other similar elements for the purpose of weather protection may be permitted but shall be properly maintained in a neat and good working condition and compliant with all applicable building, fire and health code standards and laws. Said features shall be shown to be adequately stored when not in use with appropriate containment.

B. **Utilities.** Outdoor dining facilities shall be permitted only where evidence of sufficient water supply and sewage disposal capacity for all indoor and outside facilities at full occupancy can be provided.

C. ~~**Sound systems prohibited.**~~ Entertainment ~~Sound amplification and public address systems and equipment shall be prohibited. Areas approved for outdoor dining shall not be utilized for live performances, or recorded audio or video transmissions.~~ Any music or ancillary entertainment activities shall not be conducted which creates a public disturbance.

D. **Lighting.** Lighting shall be dark sky compliant. ~~consistent with the requirements set forth in Article 6 of these Regulations. Lighting shall be minimized and designed to match the design and scale of principal facilities and the surrounding neighborhood character. Lighting shall be directed downward and inward to the site and the outdoor dining area, so that the light source is not visible from adjacent property or land uses. Shields and timing devices shall be utilized on light fixtures to control and direct the illumination pattern of said light fixtures, and to prevent spillage of light emissions~~ horizontally and/or across property lines. Notwithstanding the above, low wattage ambient accent lighting which may be visible on the horizontal plane may be permitted by the Commission as determined suitable for the specific location and setting.

~~§6.13.8~~ 6.13.7 Off-Street Parking

~~Accessory outdoor dining facilities with eight (8) seats or less shall not require additional parking.~~ Facilities with more than ten (10) ~~eight (8)~~ seats shall provide off-street parking spaces proportionally to the total gross floor area and maximum permitted outdoor seating capacity as set forth in Article 6 of

these Regulations, and which may be subject to shared or joint use parking as determined appropriate by Staff ~~the Commission.~~

§6.13.9 Hours of Operation
8

Permissible hours of operation and use of permitted outdoor dining facilities shall be ~~8:00 a.m. to 10:00 p.m. daily~~. In accordance with local and state regulations.

§7.1.3 Minor Site Plan Application

The following actions shall be deemed to be minor in nature and subject to the processing procedures for a Minor Site Plan Application as established herein (said shall not authorize any substantive alteration, diminishment or elimination of any previously applicable approval condition, site improvement or stipulation as required or approved by the Commission):

A. Changes in lawfully permitted principal and accessory uses ~~(excluding Special Exception Permit uses)~~ within existing buildings, provided adequate septic disposal, water supply and off-street parking and loading can be demonstrated under existing conditions or through minor changes as otherwise permitted per this Section.

DRAFT

21 MAR 25 PM 2:52
TOWN OF OXFORD, CT
Margaret A West
TOWN CLERK

COHEN AND THOMAS
ATTORNEYS AT LAW

315 MAIN STREET
POST OFFICE BOX 313
DERBY, CONNECTICUT 06418

(203) 735-9521
FAX: (203) 732-8129
e-mail: djt@cohen-thomas.com

RECEIVED
3/30/21
via email

DOMINICK J. THOMAS, JR.
IAN A. COLE
CHRISTINE L. CURTISS
GAYLE C. CARR
GREGORY M. THOMAS

JAMES E. COHEN
RETIRED

DAVID B. COHEN
(1936-1991)

LITCHFIELD OFFICE:
15 MEADOW STREET
LITCHFIELD, CONNECTICUT 06759
(860) 567-3754
FAX: (860) 567-3894

March 30, 2021

Chairman David Sauter
Oxford Planning & Zoning Commission
486 Oxford Road
Oxford, CT 06478
VIA EMAIL to ZEO

RE: 138 Coppermine Road / Zoning Enforcement

Dear Chairman Sauter:

Please be advised that I represent a Timothy Kirby who is interested in purchasing property located at 138 Coppermine Road. My client is hoping to move into Oxford from out of state.

It is my client's understanding that 138 Coppermine Road has been the subject of zoning enforcement with respect to a structure constructed along the lake front. My client would like to be able to purchase the property and reside in the existing house while he constructs a new home closer to the lake which would be connected to the building that is the subject of the zoning enforcement. Given today's issues with housing construction, my client estimates the project would take 18 months to 2 years. Your zoning regulations permit a residential trailer on a property for 6 months if a house is being constructed on the lot. That time frame would most certainly have to be extended. The proposed extended time frame can be made part of the zoning permit for the construction of the house or in a Caveat on the land records. The ultimate goal is a compliant single family home on the property.

I am requesting that this matter be placed on the 4/6/2021 agenda to discuss this proposed resolution to the zoning enforcement issue with the Commission so my client can determine if he should proceed with the Purchase and Sale Agreement for 138 Coppermine Road.

Thank you for your attention.

Very truly yours,
Cohen and Thomas

D J Thomas Jr.

DOMINICK J. THOMAS, JR.

DJT:d
cc: Timothy Kirby

RECEIVED 3/19/21

Date: March 19, 2021

To: Oxford Planning & Zoning Commission

From: Edward P. Magera
77 Perkins Rd.
Oxford CT. 06478
(203) 913-1539
edward101202@aol.com

Zone: Residential - Parcel ID: 30/69/21/4, 5.61 Acres, 66 Perkins Rd. (Hidden Valley Acres Subdivision)

This is a letter requesting a change to the location of the purposed driveway that was submitted to **OXFORD PLANNING & ZONING on February 16, 2016** and referred to **OXFORD BOARD OF SELECTMAN.** The reason for the change is due to that driveway proposal crossing over a Town of Oxford 30' Easement that is owned by the resident of 32 Perkins Rd. (See attached copy of Regular Meeting Motions, **Tues Feb 16,2016).**

REFERENCE: The Map, Project Name "Ed Magera (Map 30 Block 70 Lot4&5 66 Perkins Rd) Revised Date 10/20/2016 (Revised Proposed Driveway)"

I have also attached a copy of the **Board of Selectmen's minutes, Dated Wednesday, March 2, 2016 7:30- Town Hall**, which reads as follows.

1. **Easement Over Town-Owned Property Request-** Discuss with Possible Action

Discussion: Planning & Zoning Commission has requested this. We only have one member from commission here, and at the last Planning & Zoning meeting it was approved by 6 Ayes so we will support that Boards recommendation.

MOTION: Jeff Haney moved to approve an easement over town-owned right of way located off of Perkins Rd., #2 in order for a driveway to be constructed at 66 Perkins Rd; Based on the documentation received from the Planning & Zoning Commission on 2/17/16. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

The new proposal will have the driveway being installed on a town owned "Paper Road" known as Perkins Rd.

Reference: The Map, Project Name "Lot 3&4 Hidden Valley Estates Ed Magera Perkins Rd (Dated **2/11/2021**. Approved by Steve Macary ZEO). See attached "Zoning Certificate of Compliance" letter dated and signed **March 11, 2021**.

I also have a letter from **NAFIS &YOUNG ENGINEERS, INC.** Dated **March 10, 2021** stating that "this revision relocates the driveway and positions it within the Perkins Road R.W.O. There is no negative environmental or engineering impact with this revision." (See attached letter)

It has come to my attention that I was on the agenda on March 16, 2021 and there were some questions regarding this change. I was never informed of this meeting or I would have done my best to attend. I would appreciate it if the Oxford Planning & Zoning Commission consider the changes that were made to the purposed driveway location and refer the changes to the Oxford Board of Selectmen.

Respectfully Submitted

Edward P. Magera

1. **Z-16-004 – 300 Oxford Road – Oxford Towne Center (Quarry Walk) – Phase 2A – Goodwill – Owner & Applicant: Oxford Towne Center, LLC** (Site Plan Modification)

   a. Revised Plans prepared by Langan CT, INC.; last revised 1/26/16.

MOTION BY Commission Secretary Pat Cocchiarella to **TABLE** Z-16-004.
Second by Commissioner Harold Cosgrove.
VOTE: All (6) Ayes.

NEW BUSINESS

1. **Z-16-007 – 300 Oxford Road – Oxford Towne Center (Quarry Walk) – Phase 1** (Site Plan Modification)

   a. Application Z-16-007 submitted on 2/10/16.
   b. Plans prepared by Langan CT, INC.; last revised 2/9/2016.

MOTION BY Commission Secretary Pat Cocchiarella to **TABLE** Z-16-007.
Second by Alternate Commissioner Pete Zbras.
VOTE: All (6) Ayes.

BOND RELEASES

1. Central Park Associates – Bond Release Request

MOTION BY Commission Secretary Pat Cocchiarella to **TABLE** this bond release.
Second by Alternate Commissioner Pete Zbras.
VOTE: All (6) Ayes.

2. Meadow Brook Estates – Bond Release Request

   a. Letter dated 2/10/16 from Kathy Ekstrom, Project Executive

MOTION BY Commission Secretary Pat Cocchiarella to **REFER** this bond release to Jim Galligan for review.
Second by Alternate Commissioner Pete Zbras.
VOTE: All (6) Ayes.

ZONING ENFORCEMENT

1. Commission discussion with ZEO regarding various items, complaints and zoning violations.

   a. 66 Perkins Road – Request to construct a driveway over Town property.

MOTION BY Commission Secretary Pat Cocchiarella to **REFER** this request to the Board of Selectmen.
Second by Commissioner Glen Persson.
VOTE: All (6) Ayes.

APPROVAL OF MINUTES

2. **Capital Improvement Plan – Approve and Forward to Town Meeting**

MOTION:

Jeff Haney moved to approve the Capital Improvement Plan, as presented, and to forward this matter to a Town Meeting on Monday, March 14, 2016 per Town Charter. This was seconded by First Selectman George Temple. All 3 Ayes. Motion carries.

Discussion: This is another item that the Board of Selectmen hashed out, and we don't have to spend this money, but if we are going to attempt to do something, it has to be in this plan. Center School was reduced since it was a $17,000,000 budget for redoing the school, and we are in the process of replacing it. Also, we have been notified that the town of Monroe has offered us a school to send our Center School children to, pending the construction of the new school. This will be communicated to the Board of Education. Some things are not included in this plan if we got no response from a particular department; we feel they are not interested in it.

3. **Fire Fighters 2015 Certified Tax Abatements – Approve**

MOTION:

Jeff Haney moved to approve the attached 2015 Fire Fighters Certified for Tax Abatements as presented by the Board of Chiefs in their letter dated 2/10/16. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: This is by ordinance, and it is one of the few benefits of being a fire fighter. First Selectman George Temple cheerfully supports this.

4. **Easement Over Town-Owned Property Request – Discuss with Possible Action**

Discussion:

Planning & Zoning Commission has requested this. We only have one member from that commission here, and at the last Planning & Zoning meeting it was approved by 6 Ayes, so we will support that Boards recommendation.

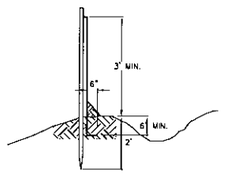
MOTION:

Jeff Haney moved to approve an easement over town-owned right-of-way located off of Perkins Road #2 in order for a driveway to be constructed at 66 Perkins Road; based on the documentation received from the Planning & Zoning Commission on 2/17/16. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- WETLAND BOUNDARY
- WETLAND SETBACK
- PROPOSED WELL
- ANTI-MUD TRACKING PAD
- SILT FENCE
- LIMIT OF CLEARING
- EXISTING CONTOURS
- 123 PROPOSED CONTOURS
- IRON PIN FOUND
- 23.4 PROPOSED SPOT GRADE
- DT-9 DEEP TEST HOLES
- P-2 PERCOLATION TESTS
- BENCH MARK

SILT FENCE



INSTALLATION NOTES:

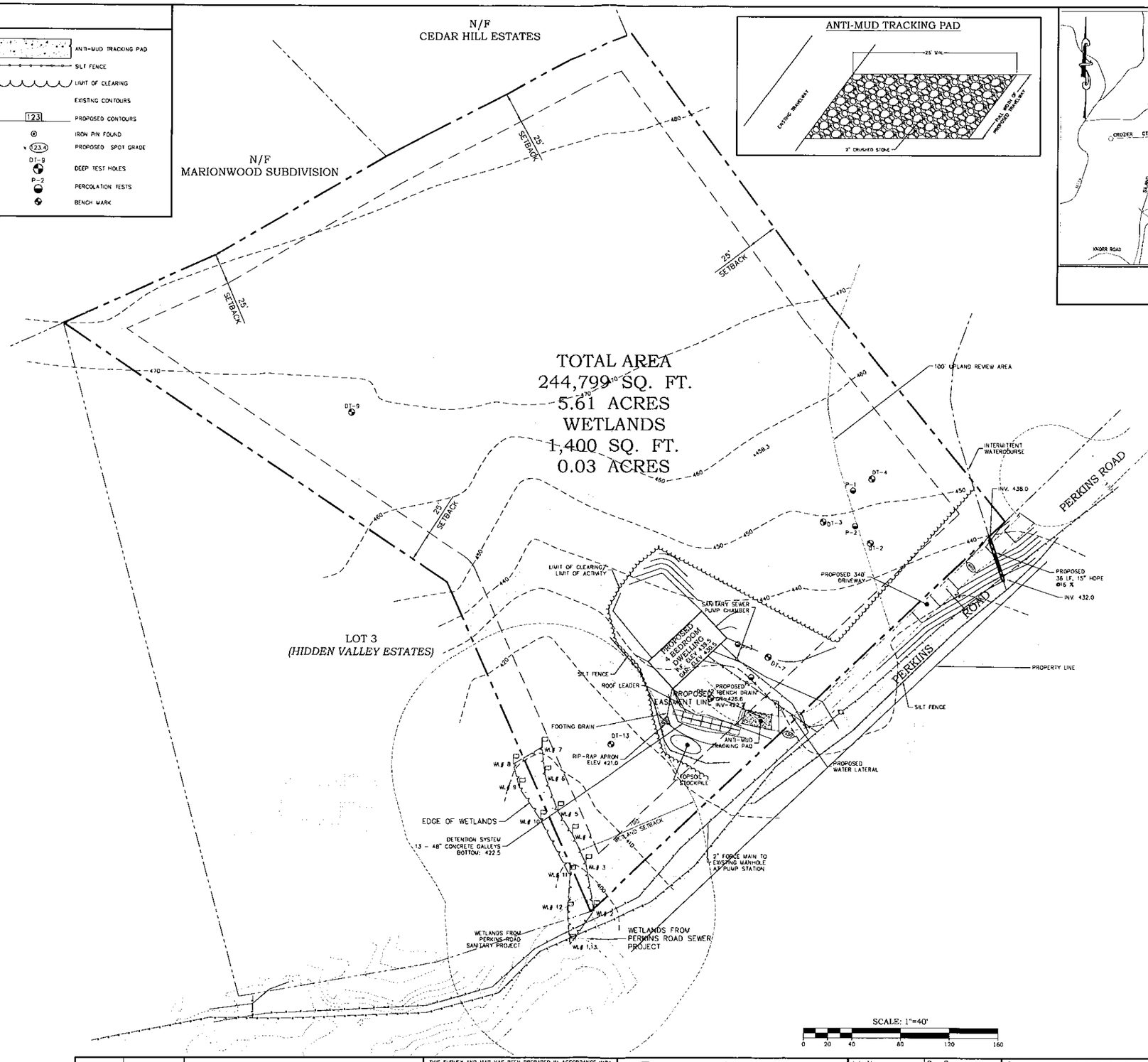
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.

SEDIMENTATION & EROSION SPECIFICATIONS

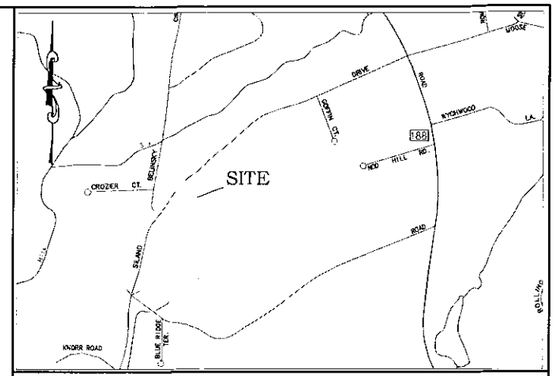
1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE EROSION ON THE SITE.
3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION

IMPLEMENTATION NOTES

1. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
3. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
4. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
6. SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO BOW OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
7. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
8. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
9. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
10. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
11. ALL EXPOSED SUBSURFACES WILL BE TREATED WITH 6" OF TOPSOIL PRIOR TO FINAL STABILIZATION, WHERE APPROPRIATE.
12. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.
13. ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
14. THE RESPONSIBILITY FOR; IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.
14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMPS, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.



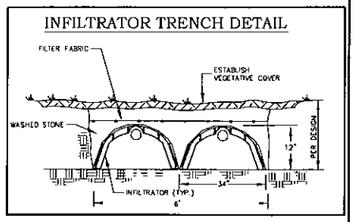
ANTI-MUD TRACKING PAD



LOCATION MAP

SCALE: 1"=800'

INFILTRATOR TRENCH DETAIL



DEEP TESTS 1/06/2021

DT-A
0"-7" DARK BROWN VERY FRIABLE SUB ANGULAR BLOCKY FINE SANDY LOAM
7"-17" YELLOWISH BROWN BLOCKY FINE SANDY LOAM
17"-83" BROWN TAN LOOSE GRANULAR MEDIUM COARSE SAND
ROOTS @ 60"
NO WATER
NO LEDGE
NO RESTRICTIVE LAYER

DT-B
0"-7" DARK BROWN VERY FRIABLE SUB ANGULAR BLOCKY FINE SANDY LOAM
7"-26" YELLOWISH BROWN VERY FRIABLE FINE SANDY LOAM
26"-84" TAN LOOSE GRANULAR MEDIUM FINE SAND
ROOTS @ 60"
NO WATER
NO LEDGE
NO RESTRICTIVE LAYER

DT-C
0"-8" DARK BROWN VERY FRIABLE SUB ANGULAR BLOCKY FINE SANDY LOAM
8"-28" YELLOWISH BROWN VERY FRIABLE FINE SANDY LOAM
28"-63" TAN LOOSE GRANULAR MEDIUM FINE SAND
ROOTS @ 62"
NO WATER
NO LEDGE
NO RESTRICTIVE LAYER

DT-D
0"-8" TOPSOIL
8"-28" YELLOW BROWN FINE SANDY LOAM
28"-60" COARSE SAND
60"-80" FINE-MED SAND
NO ROOTS
NO WATER
NO LEDGE
RORTRICTIVE LAYER @ 60"
REDOX @ 60"

PERCOLATION TESTS 1/06/2021

P-B	MEASUREMENT	CHANGE
3:04	8"	
3:08	DRY	14"

THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 7 MINUTES

P-D	MEASUREMENT	CHANGE
3:02	8 1/2"	
3:08	15"	6 1/2"
3:16	19"	4"
3:35	22"	3"

THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 3 MINUTES

No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
P: (203) 881-3184
F: (203) 881-0248
damicoassociates@sbcglobal.net

Job No.	Drn By
809	JVD
Scale	Date
1"=40'	2/11/2021

Project Name: LOT 3 & 4 HIDDEN VALLEY ESTATES ED MAGERA PERKINS ROAD OXFORD CONNECTICUT

Drawing Title: PROPOSED SITE PLAN

TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov **203.828.6503**

Planning & Zoning Commission

ZONING CERTIFICATE OF COMPLIANCE

OXFORD, CONNECTICUT

Date: February 11, 2021

Issued to: Edward P. Magera
77 Perkins Rd.
Oxford CT. 06478

Zone: Residential - Parcel **ID:** 30/69/21/4, 5.61 Acres, 66 Perkins Rd. (Hidden Valley Acres Subdivision)

The above referenced lot and access way has been presented and reviewed by the Oxford Planning and Zoning department. This lot and accessway are in conformance with all the applicable zoning regulations.

Date: March 11, 2021

Steven S. Macary, Zoning Enforcement Official
Oxford Planning and Zoning Commission

NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL
ENGINEERING & SURVEYING

March 10, 2021

Mr. Steve Macary
Planning and Zoning
Town of Oxford
486 Oxford Road
Oxford, CT 06478

Re: Lot 4 Hidden Valley Estates, Oxford, CT

Dear Mr. Macary:

Nafis & Young Engineers, Inc. (NYE) is in receipt of a plan for the revised driveway for the above-referenced project. The original driveway crossed over private property. This revision relocates the driveway and positions it within the Perkins Road R.O.W. There is no negative environmental or engineering impact with this revision.

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

Sincerely,

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

OXFORD PUBLIC WORKS DEPARTMENT
21 GREAT OAK ROAD
OXFORD, CT 06478-1347
(203) 888-7716
Fax: (203) 888-3588

March 29, 2021

Mr. Steve Macary
Planning and Zoning
Town of Oxford
486 Oxford Rd
Oxford, CT 06478

Re: Lot 4 Hidden Valley Estates, Oxford, CT

Dear Mr. Macary,

Driveway Enforcement Officer, Wayne Watt, is in receipt of a plan for the revised driveway for the above-referenced project. The original driveway crossed over private property. This revision relocates the driveway and positions it within the Perkins Road R.O.W. There is no negative environmental or engineering impact with this revision. I am in agreement with the revisions.

If you should have any questions, please feel free to reach out to me at 203-828-8118.

Sincerely,

Wayne Watt
Driveway Enforcement Officer
Department of Public Works/Town of Oxford

Subdivision Application

Z#: Z-01-188
Date Rec'd: 8/20/01
Date Accepted:
65-Day Expiration:

OXFORD PLANNING & ZONING COMMISSION
SUBDIVISION/RESUBDIVISION APPLICATION

1) Name of Subdivision: HIDDEN VALLEY

2) Property Identification
Street Address: PERKINS ROAD
Map: 30 Block: 69 Lot: 21 Zoning District:

3) Owner/Applicant
Owner Name: DANIEL GILL
Owner Address: 76 PERKINS RD - OXFORD 06478
Owner Telephone: 203-888-3720

Applicant Name: SAME
Applicant Address:
Applicant Telephone:

4) Plans and Documents Prepared By
___ Land Surveyor ✓ Professional Engineer
Name: D'AMICO ASSOC.
Address: 9 PARK ROAD - OXFORD
Telephone: 203-881-3184

5) Water and Sewer
✓ Private Wells ___ Public Water
✓ On Site Septic Systems ___ Municipal Sanitary Sewers

6) General Project Description
Names of New Streets to be Constructed: NONE

Number of Building Lots: 2
Number and Area of Open Space Parcels or Conservation Easements: 0

7) Status of Wetlands Application: APPROVED (ATTACHED)

8) Surety Option (See Section 9 of Regulations)
___ Improvements will be completed prior to endorsement and filing of record subdivision plan.
___ Surety will be provided.
___ Conditional approval is requested.

9) Waivers
✓ No waivers of the subdivision regulations are required.
___ Waivers of one or more sections of the subdivision regulations are requested. A written description of the reasons for the waiver is attached to and a part of this application.

10) Earth Excavation ___ Yes ✓ No (Circle One)
If yes, _____ cubic yards to be removed, filled, or dispersed.

Form SUB-1
(Adopted 4/17/97)

11) Flood Zone

___ Property is located in a flood zone.

12) Application Fee

_____ building lots (x) _____ per lot = $_____

_____ cubic yards (x) $25 for each 1,000 cubic yards = $_____

Public Hearing Fee = $_____

State Fee = $_____

Total Fee = $_____

13) Signatures/Authorization

Application for subdivision or resubdivision approval as described herein is hereby made. The Oxford Planning and Zoning Commission and its technical staff are authorized to enter the property for the purpose of evaluating this application.

[signature] 8/15/01

Property Owner or Agent Date

14) Supporting Document

✓ Record Subdivision Plan ___ Other _____

✓ Site Development Plan ___ Other _____

___ Plan and Profile

___ Standard Construction Details

___ Connecticut Highway Department Permit

___ Letter from Public Water Supply Company

✓ P.D.D.H. Approval 1/28/00 – 3/21/00 – 8/6/2001

✓ Inland Wetlands Approval 3/21/00 – 8/14/2001

___ W.P.C.A. Approval

15) Referrals

____ Property is either within 500 feet of the Town of _____ or effects such Town with respect to traffic, sewers, water supply or storm water drainage.

____ Subdivision includes land which abuts or is partially located in the Town of _____. Referral to _____ Regional Planning Agency is required.

(Must submit green return-receipt cards at public hearing per Subdivision Regulations, Article 3, Section 4.)

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

Per P&Z Comm. mtg. and with condition

Denied
Approved By: Michael Kearns, Asst. ZEO Date: 10/4/01

Reason for Denial: _____

Form SUB-1
(Adopted 4/17/97)

Subdivision Approval

MOTION was made by Dave Robinson and seconded by Scott Mackler to hold a special meeting on Thursday, October 11, 2001, at 7:00 PM for the purpose of discussing Z-01-169 Haynes Construction (Zoning Regulation Amendment - Elder Care Facilities) and Z-01-179 Cocchiola Paving/Lars Realty, Roosevelt Drive (S/E - Excavation and Earth Processing). Alternates Scott Mackler and John Barnes abstained. All were in favor.

9) **Z-01-188 Hidden Valley Acres Subdivision, 2 Lots on Perkins Road** (Subcommittee Report & Report from P.W. Director). Secretary Edwin Hellauer read a letter dated 10/4/01 from Joe Michelangelo, P.W. Director.

MOTION was made by Nil Guillet and seconded by Scott Mackler to approve Z-01-188 Hidden Valley Acres Subdivision, 2 Lots on Perkins Road based on two maps dated 8/9/99 and last revised 6/1/01 and 6/6/01 with the following conditions:

1) A 12-inch square lot sign with 8-inch number depicting the subdivision lots must be visible from the road.
2) Letter from Professional Engineer stating that monuments have been set as indicated on maps.
3) Compliance with Joe Michelanglo's letter dated 10/4/01.
4) Compliance with Oxford Subdivision Regulations as of this date.
5) Road to be paved by the applicant to Town standards and approved by P&Z Engineer.
6) No work to begin until security is set by P&Z Engineer in a form satisfactory to P&Z Counsel.
7) No substitute material will be used without approval from the P&Z Commission and the P&Z Engineer.
8) Mylar to be submitted to the P&Z Commission for their approval by formal vote per the Oxford Zoning Regulations.
9) 1" = 200' Mylar to be presented to Assessor.
10) An "Auto CAD.DXF" formatted diskette or CD of the Record Subdivision Map to be presented to the P&Z Commission.
11) Per Article 4, Section 3 of the Subdivision Regulations, the applicant will be required to cover the costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.
12) Applicant and their assigns must comply with all representations made a P&Z Commission meetings or at public hearings regarding this application.
13) Last revised final plans with all necessary changes to be reviewed and approved by P&Z Engineer.
14) Subdivision expires after five years from date of filing of the Record Subdivision Map if improvements have not been completed.
15) A new map should be presented showing a 160 foot square on each lots.

Alternates John Barnes and Joe Dempsey abstained. All were in favor.

10) **Z-01-179 Cocchiola Paving/Lars Realty, Roosevelt Drive** (S/E - Excavation & Earth Processing). Secretary Edwin Hellauer read a letter dated 9/25/01 from Brian Miller, Contracted P&Z Planner. This matter was tabled earlier this evening until next Thursday, October 11, 2001, at 7:00 PM at which time a special meeting has been scheduled.

11) **Z-00-262 Eames Estates, Eames Drive** (Request for Security Release and Road Acceptance). Secretary Edwin Hellauer read a letter dated 10/1/01 from Nafis & Young.

MOTION was made by Vincent Vizzo and seconded by Scott Mackler to forward a copy of the letter dated 10/1/01 from Nafis & Young on to the applicant. Alternate Joe Dempsey and Scott Mackler abstained. All were in favor.

12) **Z-01-068 Perrywoods Estates, 7-Lot Subdivision** (Request for 1st 90-Day Extension). Secretary Edwin Hellauer read a letter dated 10/1/01 from Belinda Mangione Welton.

OXFORD PUBLIC WORKS DEPARTMENT

21 GREAT OAK ROAD
OXFORD, CT 06478-1347
(203) 888-7716
Fax: (203) 888-3588

October 4, 2001

TO: Planning & Zoning Commission

FROM: Joseph Michelangelo, Director

RE: Hidden Valley Estates, plan prepared by D'Amico Associates, revised to June 1, 2001

I have reviewed the above referenced subdivision. I approve of the plan with the following comments.

1) The developer should be required to construct a turnaround as shown on the attached sketch. Although the proposed lot #3 may have frontage on a Town owned and maintained road, road improvements have been required on other recent projects. These include:

   Lock Estates – Turnaround on Larkey Road
   Peach Orchard – Realignment and site line improvements on Peach Farm Road
   Masons Manor – Culvert upgrade on Moose Hill Road

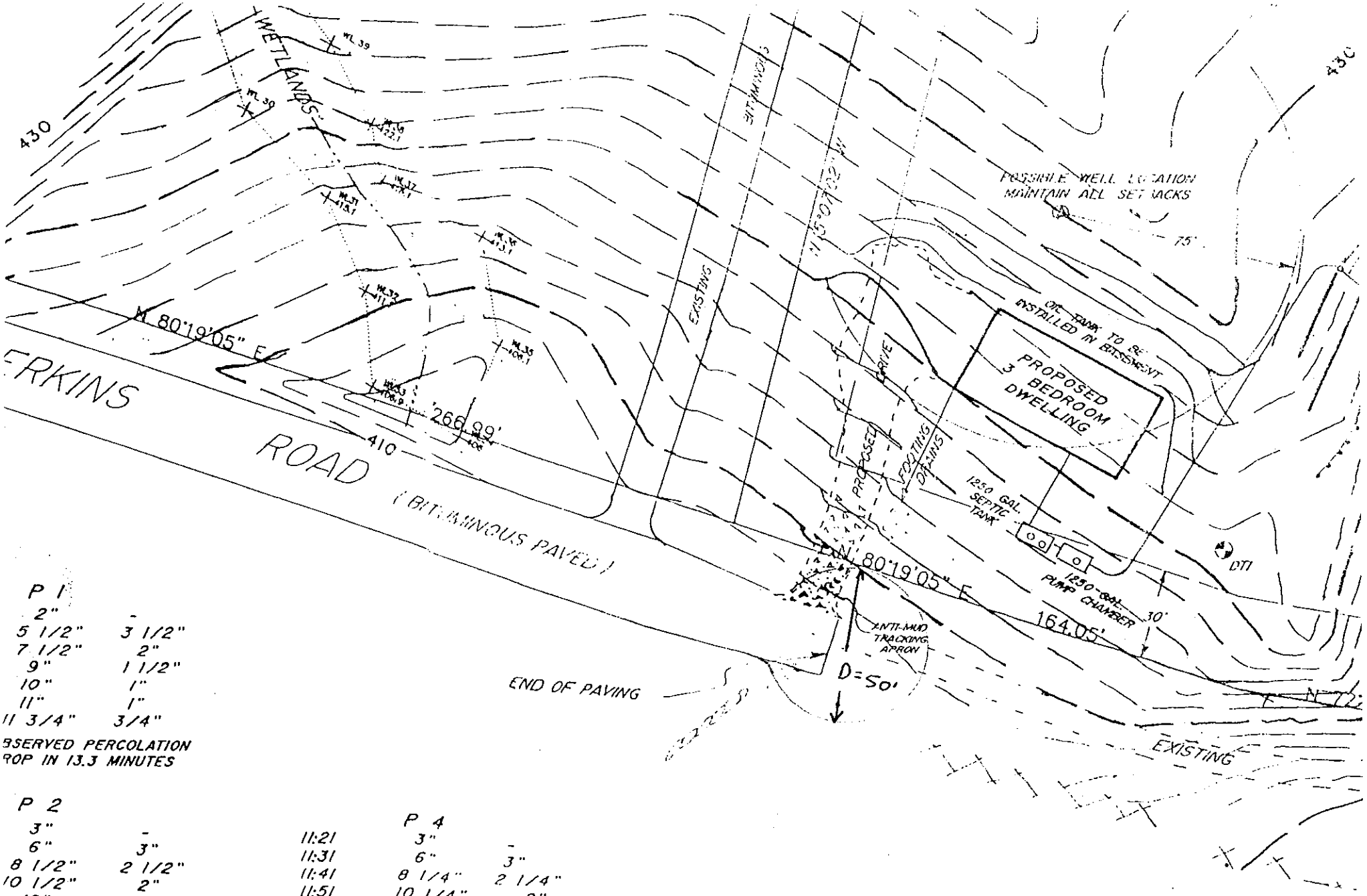
2) It is difficult to determine where the pavement ends in relationship to the property line and existing driveway. It does not appear to extend as far as shown on the plan.

Respectfully,

Joseph Michelangelo
Director

JM/hes

Cc: file



P 1

2"	-
5 1/2"	3 1/2"
7 1/2"	2"
9"	1 1/2"
10"	1"
11"	1"
11 3/4"	3/4"

OBSERVED PERCOLATION DROP IN 13.3 MINUTES

P 2

3"	-
6"	3"
8 1/2"	2 1/2"
10 1/2"	2"
12"	1 1/2"
13"	1"
13 5/8"	5/8"

OBSERVED PERCOLATION DROP IN 16 MINUTES

P 3

2 5/8"	-

P 4

11:21	3"	-
11:31	6"	3"
11:41	8 1/4"	2 1/4"
11:51	10 1/4"	2"
12:01	11 1/2"	1 1/4"
12:11	12 1/2"	1"
12:21	13 1/4"	3/4"

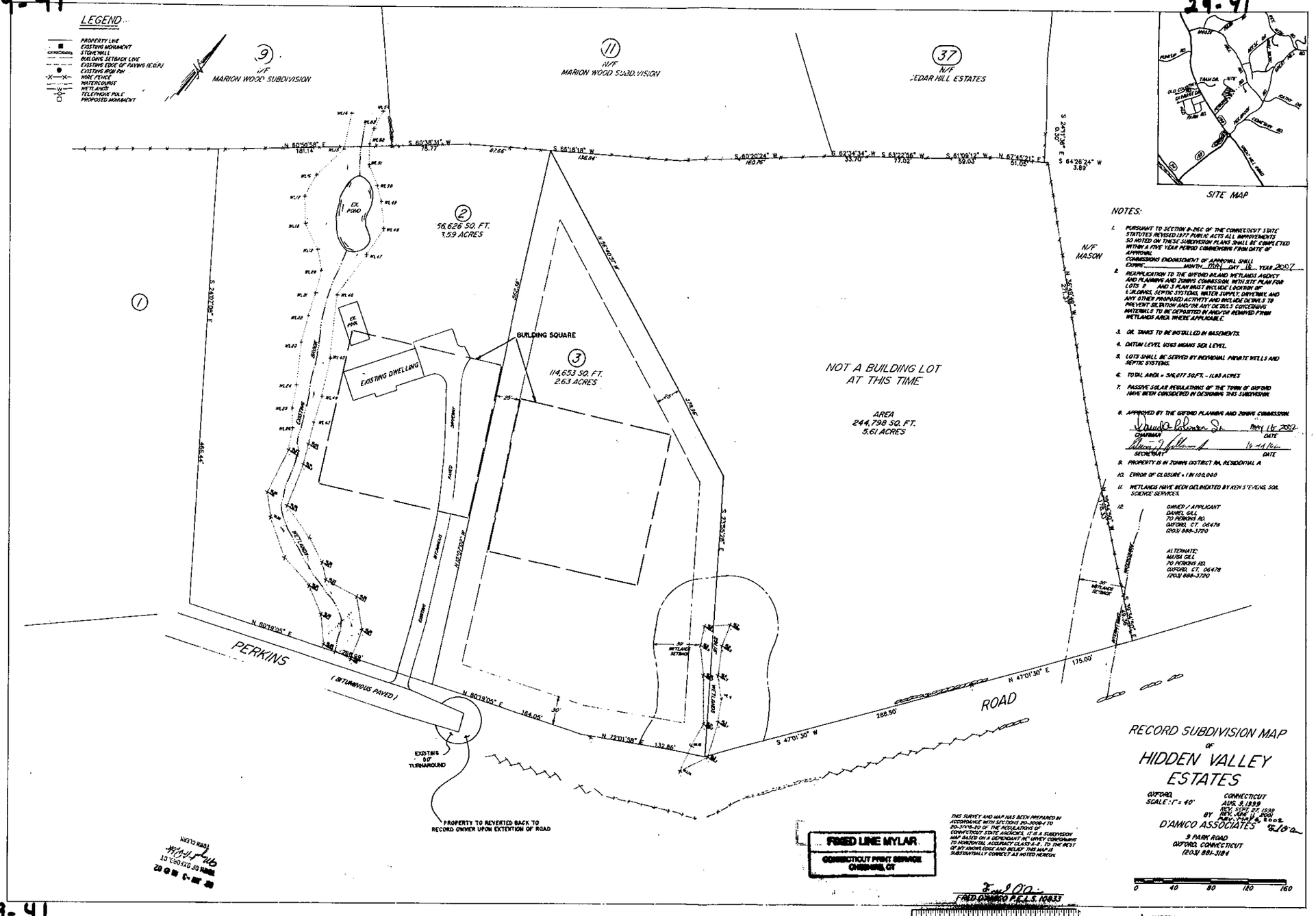
THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 13.3 MINUTES

P 5

11:23 2"

P 6

29-41


LEGEND
PROPERTY LINE
EXISTING MONUMENT
STONEWALL
BUILDING SETBACK LINE
EXISTING EDGE OF PAVING (E.O.P.)
EXISTING IRON PIN
WIRE FENCE
WATERCOURSE
WETLANDS
TELEPHONE POLE
PROPOSED MONUMENT
9
N/F
MARION WOOD SUBDIVISION
11
N/F
MARION WOOD SUBDIVISION
37
N/F
CEDAR HILL ESTATES
N/F
MASON
1
2
56,626 SQ. FT.
1.59 ACRES
3
114,653 SQ. FT.
2.63 ACRES
EXISTING DWELLING
BUILDING SQUARE
NOT A BUILDING LOT
AT THIS TIME
AREA
244,798 SQ. FT.
5.61 ACRES
PERKINS
ROAD
(BITUMINOUS PAVED)
EXISTING 50' TURNAROUND
PROPERTY TO REVERTED BACK TO RECORD OWNER UPON EXTENTION OF ROAD
N 60°50'58" E 181.14'
S 60°38'31" W 78.77'
S 65°18'18" W 136.04'
S 60°20'24" W 162.76'
S 62°34'34" W 33.70'
S 63°22'58" W 77.02'
S 61°09'19" W 59.03'
N 67°45'21" E 51.05'
S 64°26'24" W 3.89'
S 24°37'09" E 480.44'
N 60°19'05" E 288.98'
N 60°19'05" E 164.05'
N 72°01'30" E 132.86'
S 47°01'30" W 288.50'
N 47°01'30" E 175.00'
N 38°45'46" W 217.19'
S 21°55'32" E
N 65°40'57" W
S 21°37'34" E 0.30'
30' WETLANDS SETBACK
50' WETLANDS SETBACK
WETLANDS
EXISTING DRIVE
EXISTING WELL
EXISTING SEPTIC
EXISTING DRAINAGE
EXISTING WATERMAIN
EXISTING GAS
EXISTING OVERHEAD ELECTRIC
EXISTING TELEPHONE
EXISTING CATV
EXISTING STONEWALL
EXISTING WOODS
EXISTING POND
EXISTING PIPE
EXISTING CATCH BASIN
EXISTING MANHOLE
EXISTING HYDRANT
EXISTING GATE VALVE
EXISTING WATER SERVICE
EXISTING SEWER SERVICE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEANOUT
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING ELECTRIC LINE
EXISTING TELEPHONE LINE
EXISTING CATV LINE
EXISTING STONE WALL
EXISTING WOODS LINE

TOWN OF OXFORD

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

Zoning Enforcement Official

December 30, 2013

Edward Magera, Applicant
31 Palmer Lane
Oxford, CT 06478

Daniel & Marie Gill, Current Property Owners
70 Perkins Road
Oxford, CT 06478

Re: Letter of Determination/Compliance – 66 Perkins Road, Oxford, CT aka Map: 30 Block: 69 Lot: 21 4.

To Whom It May Concern:

This letter is in response to your request for a letter of determination/compliance for property located at 66 Perkins Road, O0xford, CT aka Map: 30 Block: 69 Lot: 21 4. The property is located in the Residential A Zone and consists of approximately a total of 5.61 acres which is currently vacant. The Town of Oxford's Planning & Zoning files reflect the existing use for this property is for residential and the type of water supply available for connection is city water and sewer.

A site inspection was completed on Wednesday, December 18, 2013 and based on upon my observations; the site was found to be in compliance with the Oxford Zoning Regulations to date. In addition, I have reviewed the plan labeled *"Property Survey for 66 Perkins Road, Oxford ,CT Map: 30 Block: 69 Lot: 21 4 dated August 22, 2013 last revised December 18, 2013 prepared, signed and sealed by Fred D'Amico, CT P.E., L.S.# 10833 with a scale of 1" = 40'."* Therefore, I determine to find the property to be a buildable lot in accordance with the Oxford Zoning Regulations. Please note that this is subject to securing final approval from all the appropriate Oxford Land Use Agencies for a building permit. I have enclosed a copy of the plan for your records.

The Town of Oxford Zoning Regulations are available online at www.Oxford-CT.gov for your perusal. I hope this information was helpful to you. If you have any further questions, please feel free to contact this office at your convenience at (203) 888-2543 Ext. 3033.

Sincerely,

Anna M. Rycenga
Zoning Enforcement Official

REGULAR MAIL

Cc: File
Planning & Zoning Commission
Newtown Savings Bank

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING CONTOURS
- 123 PROPOSED CONTOURS
- EXISTING BUILDING

N/F
CEDAR HILL ESTATES
MAP 30 BLOCK 69 LOT 37

N/F
DODSON
MAP 30 BLOCK 69 LOT MM18

N/F
MARIONWOOD SUBDIVISION
MAP 23 BLOCK 69 LOT 26D

LOT 4
MAP 30 BLOCK 70 LOT 4
TOTAL AREA 244,799 SQ. FT. 5.61 ACRES
WETLAND AREA 1,374 SQ. FT. 0.03 ACRES
CONTIGUOUS DRY AREA 243,425 SQ. FT. 5.58 ACRES

LOT 3
HIDDEN VALLEY ESTATES
MAP 30 BLOCK 69 LOT 21 3

BUILDING SETBACK LINE

30' EASEMENT

100' UPLAND REVIEW AREA

ROOF LEADER

SANITARY SEWER PUMP CHAMBER

FOOTING DRAIN RIP-RAP APRON

INTERMITTENT WATERCOURSE

PROPOSED 4 BEDROOM DWELLING

EDGE OF PAVING

ANTI-MUD TRACKING APRON

PROPOSED DRIVEWAY IS ON 309 SQ. FT. OF 30' TOWN EASEMENT

PROPOSED 20 LF, 12" HDPE

SANITARY FORCE MAIN CLEANOUT RIM: 429.1

SILT FENCE

EXISTING PROPERTY LINE

EDGE OF WETLANDS

PERKINS ROAD

(UNIMPROVED ROAD)

MAGERA

LOCATION MAP

SITE

GENERAL NOTES

1. LOT IS CONSIDERED A REAR LOT.
2. TOTAL PROJECT AREA= 244,799 SF, 5.61 ACRES.
3. WETLANDS HAVE BEEN DELINEATED BY KEN STEVENS, SOIL SCIENCE SERVICES.
4. MAP REFERENCES:
   A. MAP ENTITLED "RECORD SUBDIVISION MAP OF HIDDEN VALLEY ESTATES, OXFORD, CONNECTICUT"; DATED AUGUST 9, 1999, REVISED JUNE 1, 2001; PREPARED BY D'AMICO ASSOCIATES, OXFORD, CONNECTICUT.
   B. MAP ENTITLED "HIDDEN VALLEY ESTATES, LOTS 4 & 5, SECTION II, PROPOSED LOT SPLIT, OXFORD, CONNECTICUT"; DATED OCTOBER 24, 2007, REVISED FEBRUARY 3, 2008; PREPARED BY D'AMICO ASSOCIATES, OXFORD, CONNECTICUT.

NOTE:
OWNER AND APPLICANT OF LOT 4 & LOT 5 IS ED MAGERA
31 PALMER LANE, OXFORD, CONNECTICUT.

No.	Date	REVISION DESCRIPTION
4.	10/20/2016	REVISE PROPOSED DRIVEWAY.
3.	2/1/2014	ADD SQUARE FOOTAGE ON TOWN LAND
2.	12/18/2013	REVISE MAP TITLE
1.	9/19/2013	REVISE PER ZEO COMMENTS

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
P: (203) 881-3184
F: (203) 881-0348
damicoassociates@sbcglobal.net

Job No.	Drn By	Scale	Date
809	FAD	1"=40'	8/22/2013

Project Name: ED MAGERA
MAP 30 BLOCK 70 LOT 4&5
66 PERKINS ROAD
OXFORD CONNECTICUT

Drawing Title: PROPERTY SURVEY

Page number: 1

PLANNING & ZONING COMMISSION
TOWN OF OXFORD
486 Oxford Road
Oxford, CT 06478
(203) 888-2543

Z#: Z-21-064
Date Rec'd:
Date on Agenda:
65-Day Expiration:

ZONING PERMIT APPLICATION
(This permit is hereby applied for in accordance with the requirements of the Oxford Zoning Regulations)

Property Identification

Street Address: 248 Oxford Rd, Oxford, CT 06478
Subdivision Name: N/A Date Approved: N/A
Map: 34 Block: 9 Lot: 22 Zoning district: Commercial

Owner/Applicant

Owner Name: T+J Realty - Terrance Brake
Owner Address: 3333 Main St. Stratford, CT
Owner Telephone: 203-258-2997

Applicant Name: Oxford Axe Throwing
Applicant Address: 54 Dorman Rd, Oxford, CT
Applicant Telephone: 203-994-3136

Miscellaneous Information

Special Exception: Article _____ Section _____ Yes No
Site Plan Approval: Article _____ Section _____ Yes No
Estimated Cost of Construction:
Variance Granted: N/A Date Granted: N/A

Signatures/Authorization

Application for Zoning Permit approval as described herein is hereby made. The Oxford Planning & Zoning Commission and its technical staff are authorized to enter the property for the purpose of evaluating this application.

Permit Void If: a) Work or activity not commenced within 1 year of the date of issuance or b) Authorized construction not completed within 2 years of the date of issuance.

This permit, if issued, is based upon the plot plan submitted. Falsification, by misrepresentation or omission, or failure to comply with the conditions of approval of this permit constitute a violation of the Oxford Zoning Regulations.

Purpose
___ New Home
___ Addition
___ Garage
___ Cottage Business
___ Swimming Pool IG AG
___ Sign
___ Shed
___ Barn
✓ Change of Use
___ ~~Excavating/Filling~~
___ Trailer
___ Other

Use
___ Single-Family Residence
___ Multi-Family Residence
✓ Commercial
___ Industrial
___ Residential/POD
___ Other

Required Approvals and Dates
___ Inland Wetlands
___ P.D.D.H.
✓ Fire Marshal
___ Z.B.A.
___ W.P.C.A.
___ Floodplain
___ Copy of Deed
___ Driveway
___ Erosion Control Plan
___ Plot Plan *
___ Other

Kelley Hardley
Property Owner or Agent

3/10/21
Date

#1073 Town Fee
State Fee
280.00 Total Fee

*Draw plot plan of proposed construction and attach. Plan must show property boundaries and dimensions; location of proposed buildings on property with respect to boundaries; location of existing buildings on property; outside dimensions of all buildings proposed or now existing; location of water supply; location of sewage system. All copies must have a complete sketch. Construction and use must be exactly as described in this application. If later changes from this plan are desired prior approval of an amended application is necessary.

Denied **Approved** By: [signature] Date: 4/1/21
Title: ZEO
Reason for Denial

ZPA-1
(Adopted 5/15/97)

White - P&Z Files / Yellow - Building Department / Pink - Applicant

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-21-064
Date: 3/10/21

STATEMENT OF USE
Article 11, Section 2

Property Address: 248 Oxford Rd Zone: Comm Map: 34 Block: 9 Lot: 22

Name and Address of Owner: J+J Realty 3333 Main St Stratford

Name and Address of Applicant: Oxford Axe Throwing 54 Damon Rd Oxford CT

Name of Proposed Business: Oxford Axe Throwing

Total Square Footage: 4000 sqft

Hours of Operation: See Attached

Number of Employees: 6

List Hazardous and/or Chemicals Material on site: None

Provide Approval from: PDDH _____ Fire Marshal SP Other _____

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

I understand that if any of the above statements are false, I may be subject to fines and/or penalties.

Applicant's Signature _____ Date 2/28/21

STATEMENT OF USE

The property (inside Oxford Axe Throwing) will be utilized as a member's only bar. There will be an interior bar space in the existing draft room. The designated area is drawn and identified on the attached sketch of the space. Only members of the Oxford Axe Throwing will be allowed access to the bar. This is not a public bar.

Oxford Axe Throwing will provide bartender service of alcohol to the members of Oxford Axe Throwing. Oxford Axe Throwing will no longer allow alcohol or drinks of any kind to be brought into the facility. Bartenders will only be authorized to serve beer and/or wine and there will be no hard alcohol at Oxford Axe Throwing. By utilizing the bartender service as a part of Oxford Axe Throwing and ceasing from allowing Members of Oxford Axe Throwing to bring their own drinks it will provide for better monitoring and consumption of the beer and wine at the facility. This change will allow for Oxford Axe Throwing to better monitor the consumption of alcohol (beer/wine only).

Hours of Operation:
Monday - Closed
Tuesday-Closed
Wednesday to Thursday – 5 pm. to 12 pm.
Friday 5pm-2am
Saturday 12pm-2am
Sunday 12pm-10pm

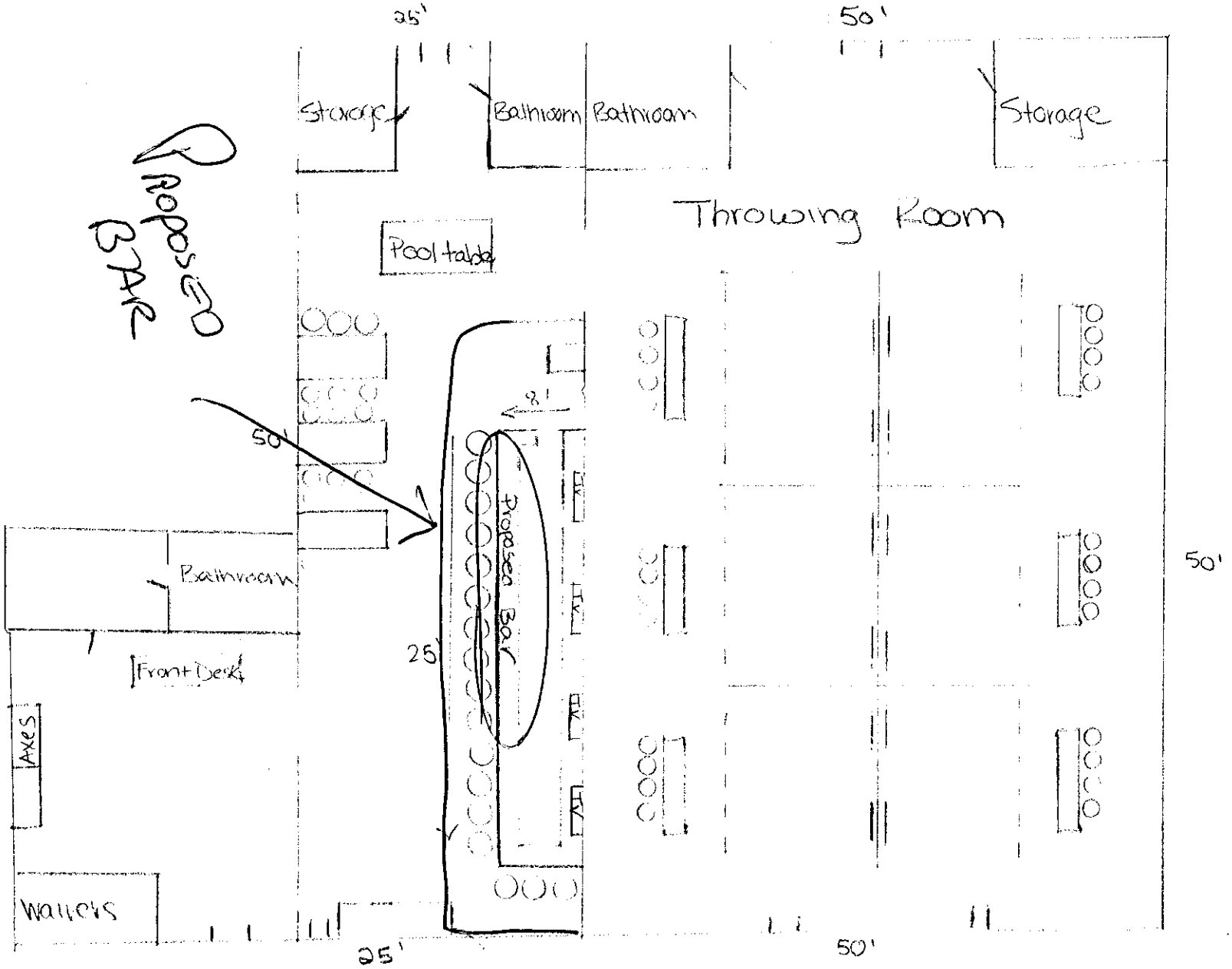
Parking:

Parking has already been addressed with the original application for Oxford Axe Throwing. The application of this new use will not generate any additional requirement for parking as it will be the members of the Oxford Axe Throwing that will be utilizing the bar.

Regulation 3.24.1 provides the requirements of parking which is 1 parking spot for every 100 square feet of gross leasable area or 1 per 3 seats, whichever is greater (pursuant to 3.24). Based upon the square footage of the unit this business will require 33 parking spots. The business location is a previously approved site plan which site plan was dated 9/24/1987. Pursuant to the site plan there are sufficient parking spaces at the location to meet the needs for the proposed business.

Signage:

There will not be a need for any additional signage with this application. However, the applicant will submit prior to the public hearing a detailed rendering of the proposed sign, including dimensions, for the business in accordance with Regulation 16.6.3 in the event of a sign change in the future.


25'
50'
Storage
Bathroom
Bathroom
Storage
Throwing Room
Pool table
Proposed Bar
50'
8'
Proposed Bar
Bathroom
Front Desk
25'
Axes
Waiver's
25'
50'
50'

TOWN OF OXFORD
PLANNING & ZONING COMMISSION
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov
www.Oxford-CT.gov

APPLICANT ACKNOWLEDGEMENT FORM (AAF)

I, Kelly Harding, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # Z-21-064, including, but not limited to:

NEW USE

Applicant acknowledges that failure to comply with Oxford Planning and Zoning regulations may lead to delays, additional fees, and/or other penalties related to the application. Applicant acknowledges receiving a copy of completed Form AAF.

BEFORE SIGNING, APPLICANTS PLEASE NOTE:

i. if an individual, that the signer is the applicant; or
ii. if an entity (e.g. corporation, llc, partnership, trust, association) that he or she is legally authorized to sign on behalf

Applicant Name (please print): Kelly Harding

Applicant Signature: Kelly Harding

Date: 4/1/21

Witness Name: Sara S. Mackay

Witness Signature: Sara S. Mackay

Date: 4/1/21

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 Minutes
Tuesday, March 2, 2021
7:30 PM - Online/Virtual Meeting

The Planning & Zoning Commission met remotely on **Tuesday, March 2, 2021, at 7:30 PM**.

Members of the public and applicants were able to join us online using the following information:

Join Zoom Meeting:
https://us02web.zoom.us/j/3942397953?pwd=blZ1S1NHYlBJcmROTjFFdlpjWnJzZz09
Meeting ID: 394 239 7953
Passcode: 6yrtBB

One tap mobile:
+ 1 646 558 8656
Dial by your location:
+1 646 558 8656
Meeting ID: 394 239 7953
Passcode: 116891

I. CALL TO ORDER

Chairman Dave Sauter called the meeting to order at 7:30 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Pete Zbras, Dave Sauter, Pat Cocchiarella, Dan Wall, Brett Olbrys, and Jesse Schremmer.

Also Present: Steve Macary, ZEO, Jessica Pennell, Coordinator, and Attorney Kevin McSherry.

Not Present: John Kerwin, Mary LoPresti, and Joshua Dykstra.

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

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

E. Old Business – Other Matters

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)

Z-21-012 [IND] – 3 (Lot 5) Woodruff Hill Industrial Park, a/k/a 3 Woodruff Hill Road
Owner: Town of Oxford - Applicant: Oxford Enterprises, LLC)
(Site Plan – Phase 1 – Construction of an 11,000 sq. ft. building)

MOTION BY Commission Secretary Pat Cocchiarella to approve the following resolution:

WHEREAS, The Oxford Planning and Zoning Commission have received Application **Z-21-012**, for a Site Plan.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at a regularly scheduled meeting/public hearing on February 2, 2021 and February 16, 2021.

WHEREAS, The Oxford Planning and Zoning Commission considered the following maps and documents all drawn or prepared by Civil 1, within their deliberations:

SHEET NUMBER	DESCRIPTION
A-1	First Floor Plan
A-2	Mezzanine Floor Plan
A-3	Elevation Plan
A-4	Elevation Plan
S1.1	Zoning Location Survey
C 1.0 C 1.1 C 2.1 C 3.1	Existing Conditions Site Plan and Profile Grading Plan Drainage Plan and Utility Plan Erosion Control Plan
C 4.1	Driveway Plan and Profile

C. 4.2	Driveway Plan and Profile
C. 4.3	Storm Drainage Profiles
C. 5.1	Details
C. 5.2	Details
C.5.3	Stormwater Basin and Details
C 5.4	Details
C6.1	Erosion Control Narrative

WHEREAS, The Oxford Planning and Zoning Commission considered the following correspondence:

Applicant's Statement of Use dated 1/21/21
Letter from Town Engineer, Nafis & Young, dated 2/8/2021
Letter from Civil 1 dated 2/10/2021:

WHEREAS, The Oxford Planning and Zoning Commission considered the following approval:

Conservation Commission approval for IW Application 20-116.

WHEREAS; The Oxford Planning and Zoning Commission considered the Town of Oxford Application **Z-21-012** and finds;

- The application conforms to all requirements of the Oxford Zoning regulations and is therefore approved;

SUBJECT TO THE FOLLOWING CONDITIONS;

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.

2. No substitute material shall be used without approval of the Planning and Zoning Commission and the Planning and Zoning Commission Engineer.

3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.

4. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.

5. The applicant shall submit one complete copy of the set of plans, which reflect these conditions of approval, with a copy of the conditions of approval attached.

6. No work to be done until security is set by the PZC Engineer in a form acceptable to Town Counsel, and installed by the applicant.

7. The specific uses on this property shall be limited to those designated within the "Statement of Use" submitted by the applicant.

8. The applicant shall have a pre-construction meeting with appropriate Town Staff prior to any construction activities.

9. Sedimentation and erosion control measures on-site shall be maintained in compliance with the proposed site plan and current guidelines, subject to field review by the Commission's engineer.

10. It is the responsibility of the owner/applicant to ensure capability of communication with the Fire Department and EMS.

11. Site Plan approval expires if the work is not completed within five (5) years from the date of approval.

12. **3 Woodruff Hill Road** (Lot 5) shall be encumbered by an Easement in favor of **7 Woodruff Hill Road** (Lot 6) for the purpose of ingress and egress in a form approved by the Town Attorney and recorded prior to any mortgage financing on **3 Woodruff Hill Road.**

Site Plan approval expires on 3/2/2026.

Second by Commissioner Pete Zbras.
All (5) Ayes.
Motion passed unanimously.

MOTION BY Commission Secretary Pat Cocchiarella to approve the following resolution:

WHEREAS, The Oxford Planning and Zoning Commission have received Application **Z-21-013**, for a Site Plan.

WHEREAS, The Oxford Planning and Zoning Commission considered this application at a regularly scheduled meeting/public hearing on February 2, 2021 and February 16, 2021.

WHEREAS, The Oxford Planning and Zoning Commission considered the following maps and documents all drawn or prepared by Civil 1, within their deliberations:

SHEET NUMBER	DESCRIPTION
A-1	First Floor Plan
A-2	Elevation Plan Right Side Front
A-3	Elevation Plan Rear and Right Side
A-4	Elevation Plan
S1.1	Zoning Location Survey
C 1.0 C 1.1 C 2.1 C 3.1	Existing Conditions Site Plan and Profile Grading Plan Drainage Plan and Utility Plan Erosion Control Plan
C 4.1	Driveway Plan and Profile
C. 4.2	Driveway Plan and Profile
C. 4.3	Storm Drainage Profiles
C. 5.1	Details
C. 5.2	Details
C.5.3	Stormwater Basin and Details
C 5.4	Details
C6.1	Erosion Control Narrative

WHEREAS, The Oxford Planning and Zoning Commission considered the following correspondence:

Applicant's Statement of Use dated 1/21/2021
Letter from Town Engineer, Nafis & Young, dated 2/8/2021
Letter from Civil 1 dated 2/10/2021.

WHEREAS, The Oxford Planning and Zoning Commission considered the following approval:

Conservation Commission approval for IW Application 20-117.

WHEREAS; The Oxford Planning and Zoning Commission considered the Town of Oxford Application **Z-21-013** and finds;

- The application conforms to all requirements of the Oxford Zoning regulations and is therefore approved;

SUBJECT TO THE FOLLOWING CONDITIONS;

1. Compliance with all Town of Oxford Regulations and Ordinances in effect as of this date.

2. No substitute material shall be used without approval of the Planning and Zoning Commission and the Planning and Zoning Commission Engineer.

3. The applicant will be required to pay all costs of special consultants or studies as deemed necessary by the Commission at any time during the period from initial review through inspection and final acceptance of any improvements.

4. The applicant and their assigns must comply with all representation made at Planning and Zoning Commission meetings or at public hearings regarding this application.

5. The applicant shall submit one complete copy of the set of plans, which reflect these conditions of approval, with a copy of the conditions of approval attached.

6. No work to be done until security is set by the PZC Engineer in a form acceptable to Town Counsel, and installed by the applicant.

7. The specific uses on this property shall be limited to those designated within the "Statement of Use" submitted by the applicant.

8. The applicant shall have a pre-construction meeting with appropriate Town Staff prior to any construction activities.

9. Sedimentation and erosion control measures on-site shall be maintained in compliance with the proposed site plan and current guidelines, subject to field review by the Commission's engineer.

10. It is the responsibility of the owner/applicant to ensure capability of communication with the Fire Department and EMS.

11. Site Plan approval expires if the work is not completed within five (5) years from the date of approval.

12. **3 Woodruff Hill Road** (Lot 5) shall be encumbered by an Easement in favor of **7 Woodruff Hill Road** (Lot 6) for the purpose of ingress and egress in a form approved by the Town Attorney and recorded prior to any mortgage financing on **3 Woodruff Hill Road.**

Site Plan approval expires on 3/2/2026.

Second by Commissioner Dan Wall.

All (5) Ayes.
Motion passed unanimously.

F. New Business – Schedule a Public Hearing – NONE

G. New Business

1. **Z-16-028 [RGCD] – Oxford Greens Phase 4 East – Owner & Applicant:** Timberlake Investment Partners, IV, LLC ***(Request for Extension of Expiration Date)***

Commissioners discussed this item briefly.

Bob Smith, owner, Timberlake Investment Partners IV, LLC was present to answer any questions.

Commissioners discussed the length of the extension and debated whether to grant the request for five (5) years.

MOTION BY Commission Secretary Pat Cocchiarella to grant the request for a five (5) year extension for Oxford Greens, Phase 4 East.
Second by Commissioner Dan Wall.
All (5) Ayes.
Motion passed unanimously.

2. **Z-02-267 [RESA] – Mountain Road Estates, LLC – Great Hill Road** (Meadowbrook Estates) – 55+ Residential Community ***(Final Bond Release Request)***

Chairman Dave Sauter read the letter submitted by Haynes and Land Use Engineer, Jim Galligan.

Discussion ensued as to the whether the entire bond amount should be retained for one (1) year, or if the Commission should hold 10% of the original bond as a Maintenance Bond. It was noted that the routine procedure for releasing bonds has been to hold the 10% for one year.

Commissioners requested that this item be clarified with Jim Galligan before any action is taken.

MOTION BY Commissioner Pete Zbras to refer this request back to Nafis & Young to reassess the holding period and the amount to be withheld.
Second by Commission Secretary Pat Cocchiarella.
All Ayes.
Motion passed unanimously.

3. **Z-19-328B [COMM] – 308 Oxford Road – Owner:** Little River Associates, Walter Archer – **Applicant:** New England Young at Heart, Elaine Marcucio ***(Use Permit)***

Commissioners discussed the application and Statement of Use submitted for approval.

Discussion ensued regarding the confusion surrounding the uses that were outlined in the Statement of Use, whether the any of the uses would require a Special Exception and Public Hearing, the State and Town regulations regarding the sale of alcohol, the request for outdoor sales, and a "Farmer's Market".

Chairman Dave Sauter stated that he would like to talk to Attorney McSherry about the application offline, but thinks that it should be tabled until the applicant knows that they have to have a public hearing.

MOTION BY Commissioner Brett Olbrys to table this application.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.

H. Zoning Enforcement

Chairman Dave Sauter requested that Steve Macary, ZEO give his report.

Steve Macary, ZEO stated that he put some items on the shared drive for the Commission to review.

Some Commission members stated that they were not able to locate the Zoning Enforcement spreadsheet.

Steve Macary, ZEO stated that he updated the spreadsheet last week, and earlier today.

Commissioner Brett Olbrys requested that the Commission be notified when something new is posted on the drive.

Chairman Dave Sauter stated that the spreadsheet should be available for everyone on the Commission. He explained that it should be updated on a daily basis.

Steve Macary, ZEO noted that there are six (6) or seven (7) complaints on the spreadsheet.

Steve Macary, ZEO stated that the latest complaint was regarding 13 Pinesbridge Road. He explained that he received a phone call from a neighbor, and he outlined the violations for the Commission. He stated that after Commissioners review the details, they could email him their comments regarding the violations. He requested that the Commission give him direction on how to proceed. He also noted that he would send out the spreadsheet to Commissioners before each meeting.

Commissioner Pete Zbras explained that in the past Commissioners have visited the addresses known to have zoning violations. He stated that this way that they could determine if the violation warranted further action by the ZEO.

Chairman Dave Sauter noted his concern with multiple people doing zoning enforcement.

Commissioner Pete Zbras explained that they did not do enforcement, but they drove by to get a clearer picture of the severity of the violation.

Chairman Dave Sauter explained that he would like violations going into a centralized location. He briefly discussed the current process.

Steve Macary, ZEO, and **Chairman Dave Sauter** discussed the process that has been in place for the last five (5) years.

Chairman Dave Sauter requested that Steve give an update on the Drayton property.

At this time, Steve Macary, ZEO was disconnected from the meeting.

Commissioner Brett Olbrys question the property located on Route 67 across from the gas station.

Commissioner Pete Zbras explained that in the past he, other Commissioners and the First Selectman worked on getting the property cleaned up. He noted that after speaking to the owner several times, and requesting his presence in front of the Commission, he sided the buildings.

Commissioner Brett Olbrys questioned if the Town was able to do anything with the property.

Commission Secretary Pat Cocchiarella stated that they could contact the owner.

The discussion regarding the property concluded at this time.

Commission Secretary Pat Cocchiarella stated that regarding the Drayton property, the Commissions restrictions had an impact on whether or not the residents who reside there were able to take advantage of an offer from Northeast Horticulture for free firewood. He explained that the Commission should be aware of the unintended consequences that can come from the restrictions they place on properties.

Steve Macary, ZEO rejoined the meeting.

Chairman Dave Sauter requested the update on the Drayton property.

Steve Macary, ZEO stated that no materials have been brought in, and he visited the property twice since the last meeting.

Chairman Dave Sauter commented on the Franco property, located at 5 Pine Street. He stated that he had a meeting with Jeff Luff regarding the trucks on the property. Jeff informed him that Mr. Franco has signed a letter of commitment to purchase a lot in the industrial area. He stated that the property has been brought into compliance.

There was no further discussion regarding Zoning Enforcement.

I. Minutes

1. 2/2/21 - Regular Meeting Minutes

MOTION BY Commissioner Brett Olbrys to approve the 2/2/21 Meeting Minutes as presented.
Second by Commissioner Pete Zbras.
All (5) Ayes.
Motion passed unanimously.

2. 2/16/21 – Regular Meeting Minutes (Tabled)

J. Invoices

K. Other Business

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

Chairman Dave Sauter explained the Commissioner Brett Olbrys is working on the website.

Commissioner Brett Olbrys stated that he is going through the Planning & Zoning page on the website and noting items that need to be corrected, updated, etc.

Chairman Dave Sauter asked if there were other Commission members that would be willing to work with Commissioner Olbrys on the updating of the website. At this time, no other Commission members stated that they would like to be involved.

b. Moose Hill Estates Requests – Awaiting Review/Response from Legal Counsel
c. Riverview Subdivision – Request from Horbal & Judson – Referred to Attorney Kevin McSherry

Land Use Counsel, Kevin McSherry updated the Commission briefly on Moose Hill Estates and Riverview Subdivision.

Elaine Marcucio, applicant for 308 Oxford Road, joined the meeting. She apologized and stated that she had trouble logging onto the meeting.

Chairman Dave Sauter explained that the application was tabled and that someone would be contacting her offline.

Chairman Dave Sauter reminded Commissioners about the Land Use Law seminar on Saturday.

L. Adjournment

MOTION BY Commissioner Dan Wall to adjourn the meeting at 8:55 PM.
Second by Commissioner Jesse Schremmer.
All Ayes.
Motion passed unanimously.

Respectfully submitted,

Jessica Pennell, Coordinator
Planning & Zoning Commission

21 APR -5 PM 3:51
TOWN OF OXFORD, CT
Margaret A West
TOWN CLERK

INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number:	1184423731
Invoice Date:	APR-24-20
Payment Terms:	Credit Card
Due Date:	MAY-01-20
Purchase Order:	ADB104716726
Contract No	00004490
Order Number:	7010641863
Order Date:	APR-16-20
Customer No.:	1452233
Bill to No.	1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

Line No	Material No / Description	UOM	Unit Price	Qty	Extended Price
000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

North America

Invoice Totals

S & H	Sales Tax	Currency	Qty Shipped	Invoice Total
0.00	0.95	USD	1	15.94

Comments:

INVOICE

Adobe

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1199624200
Invoice Date: MAY-24-20
Payment Terms: Credit Card
Due Date: MAY-31-20
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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North America

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Comments:

INVOICE

Adobe

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1215422419
Invoice Date: JUN-24-20
Payment Terms: Credit Card
Due Date: JUL-01-20
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

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0.00	0.95	USD	1	15.94

Comments:

INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1231549986
Invoice Date: JUL-24-20
Payment Terms: Credit Card
Due Date: JUL-31-20
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

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INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1248063780
Invoice Date: AUG-24-20
Payment Terms: Credit Card
Due Date: AUG-31-20
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

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Comments:

INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1265231302
Invoice Date: SEP-24-20
Payment Terms: Credit Card
Due Date: OCT-01-20
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

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INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number:	1282619562
Invoice Date:	OCT-24-20
Payment Terms:	Credit Card
Due Date:	OCT-31-20
Purchase Order:	ADB104716726
Contract No	00004490
Order Number:	7010641863
Order Date:	APR-16-20
Customer No.:	1452233
Bill to No.	1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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INVOICE

Adobe

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1300435475
Invoice Date: NOV-24-20
Payment Terms: Credit Card
Due Date: DEC-01-20
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

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INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number:	1318501534
Invoice Date:	DEC-24-20
Payment Terms:	Credit Card
Due Date:	DEC-31-20
Purchase Order:	ADB104716726
Contract No	00004490
Order Number:	7010641863
Order Date:	APR-16-20
Customer No.:	1452233
Bill to No.	1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

Line No	Material No / Description	UOM	Unit Price	Qty	Extended Price
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INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number: 1336833258
Invoice Date: JAN-24-21
Payment Terms: Credit Card
Due Date: JAN-31-21
Purchase Order: ADB104716726
Contract No 00004490
Order Number: 7010641863
Order Date: APR-16-20
Customer No.: 1452233
Bill to No. 1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

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000010	65232730 Acrobat Pro DC	EA	14.99	1	14.99

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INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number:	1355404041
Invoice Date:	FEB-24-21
Payment Terms:	Credit Card
Due Date:	MAR-03-21
Purchase Order:	ADB104716726
Contract No	00004490
Order Number:	7010641863
Order Date:	APR-16-20
Customer No.:	1452233
Bill to No.	1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

Line No	Material No / Description	UOM	Unit Price	Qty	Extended Price
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Comments:

INVOICE

Adobe Inc.
345 Park Ave
San Jose, CA 95110

Invoice Number:	1374222963
Invoice Date:	MAR-24-21
Payment Terms:	Credit Card
Due Date:	MAR-31-21
Purchase Order:	ADB104716726
Contract No	00004490
Order Number:	7010641863
Order Date:	APR-16-20
Customer No.:	1452233
Bill to No.	1205879294

Adobe Contact Information:
https://helpx.adobe.com/contact.html

Bill To:
Jessica Pennell
17 Redwood Dr
Oxford CT 06478

Line No	Material No / Description	UOM	Unit Price	Qty	Extended Price
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