

PLANNING & ZONING COMMISSION

TOWN OF OXFORD
486 Oxford Road
Oxford, CT 06478
(203) 888-2543

Z#: 2-21-092
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: 101 MAIN ST OXFORD CT
Subdivision Name: QUAMY WAUK Date Approved:
Map: 34 Block: 9 Lot: 26 Zoning district:

Owner/Applicant

Owner Name: OXFORD TOWN CENTER LLC
Owner Address: 220-22 F MAIN ST OXFORD
Owner Telephone: 203-376-7122

Applicant Name:
Applicant Address: SAME
Applicant Telephone:

Miscellaneous Information

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

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.

Signature of Property Owner or Agent
Date: 7/23/21

Purpose

- New Home
Addition
Garage
Cottage Business
Swimming Pool IG AG
Sign
Shed
Barn
Change of Use
Excavating/Filling
Trailer
Other NEW

Use

- SIRE PLAN
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

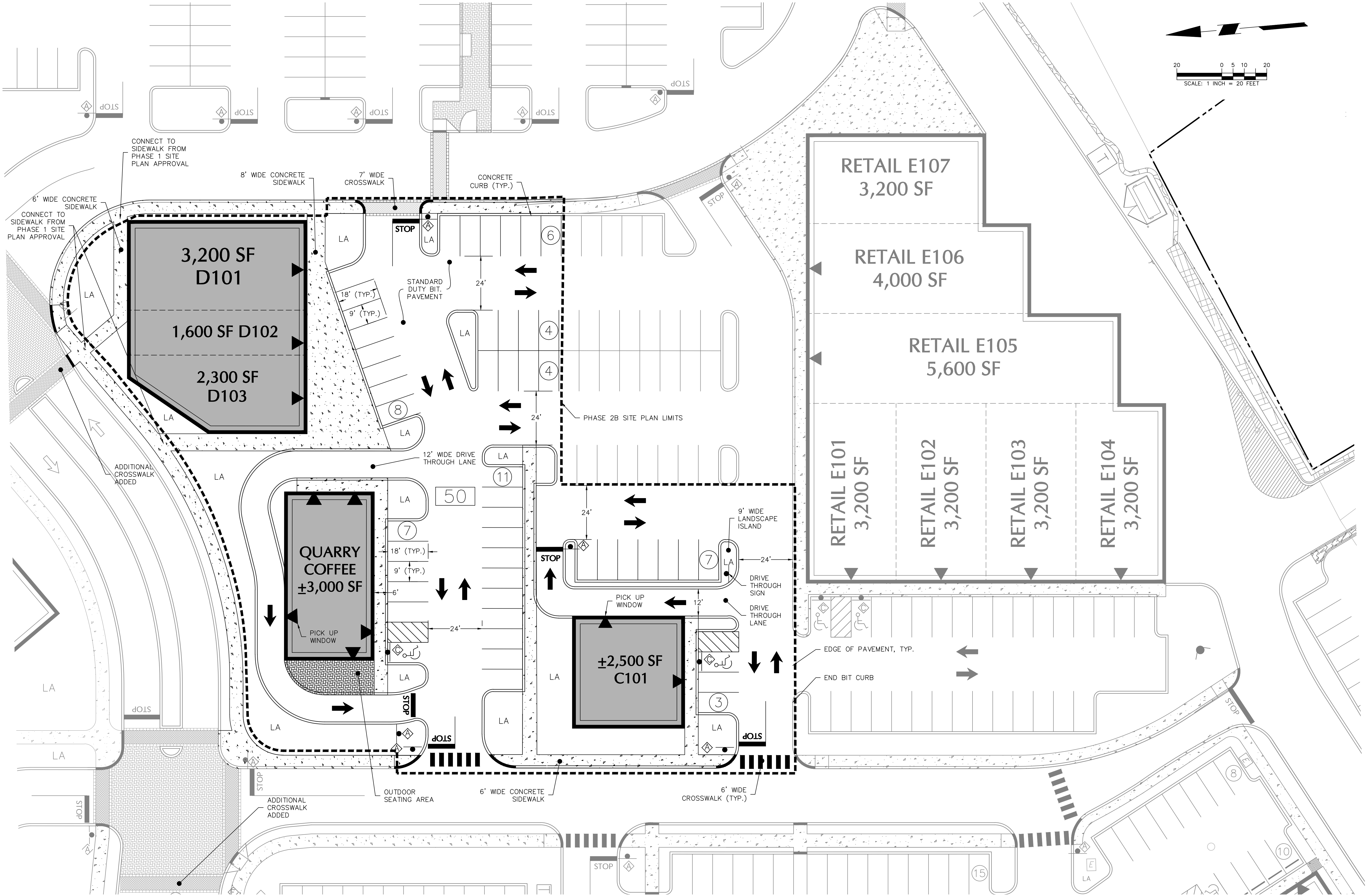
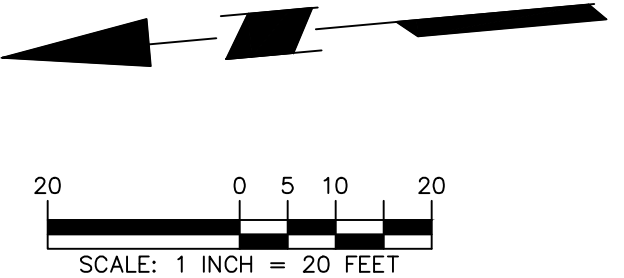
12913
\$320.00 Town Fee
\$320.00 State Fee
Total Fee
320.00 - 6-14-21

*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: 6/28/29
Title: ZEO
Reason for Denial

ZPA-1
(Adopted 5/15/97)

FOUNDATION ONLY



Date	Description	No.
07/14/21	PHASE 2B SITE PLAN MODIFICATIONS	12

Date	Description	No.
12/19/17	PHASE 2E SITE PLAN MODIFICATIONS	11
05/26/17	PHASE 2E SITE PLAN APPROVAL	10
03/17/17	REVISED PER ARCHITECTURAL DESIGN	9
03/07/17	PHASE 2D SITE PLAN MODIFICATIONS	8
02/03/17	PHASE 2D SITE PLAN APPROVAL	7
02/23/16	REVISED PER P&Z COMMENTS	6

Date	Description	No.
02/09/16	REVISED FOR PHASE 1 SITE PLAN MODIFICATIONS	5
01/12/16	CONCEPTUAL PLAN AMENDMENT 1	4
05/01/15	REVISED FOR PHASE 1 SITE PLAN MODIFICATIONS	3
08/08/14	REVISED PER WETLANDS AND P&Z REVIEW COMMENTS	2
07/14/14	PHASE 1 SITE PLAN APPROVAL	1

SIGNATURE: *Walter K. Bogardus* DATE SIGNED: 07/14/21
 WALTER K. BOGARDUS
 PROFESSIONAL ENGINEER CT Lic. No. 24900

LANGAN
 Langan Engineering and Environmental Services, Inc.
 17220 Katy Freeway, First Floor, Suite 125
 Houston, TX 77094
 T: 281.675.7900 F: 281.675.7901 www.langan.com

Project
QUARRY WALK

Drawing Title
SITE PLAN

Project No.	140092611	Drawing No.	CS102
Date	07/14/2021		
Scale	1"=20'		
Drawn By	NEP		
Checked By	WKB		

PLANNING & ZONING COMMISSION

TOWN OF OXFORD
486 Oxford Road
Oxford, CT 06478
(203) 888-2543

Z#: 2-21-096
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: 101 MAIN ST OXFORD
Subdivision Name: QUARRY WALK Date Approved: _____
Map: 34 Block: 9 Lot: 26 Zoning district: _____

Owner/Applicant

Owner Name: Oxford Town Center LLC
Owner Address: 220-2F MAIN ST OXFORD
Owner Telephone: 203-370-7102

Applicant Name: _____
Applicant Address: Same
Applicant Telephone: _____

Miscellaneous Information

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

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.

[Signature] _____ 7/23/21
Property Owner or Agent Date

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

- 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 _____

#215387 Town Fee
320.00 State Fee
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: 7/23/21
Title: _____
Reason for Denial: ZEO

ZPA-1
(Adopted 5/15/97)



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-21-096
 Date: _____

STATEMENT OF USE
 Article 11, Section 2

Property Address: 101 Main Street Zone: _____ Map: _____ Block: _____ Lot: _____

Name and Address of Owner: Peter Lupachino 1451 Guernseytown Road Watertown CT 06795
Beau Deprey 79 Tamara Circle Avon CT 06001
Robin Williams 729 Whittemore Road Middlebury CT 06762

Name and Address of Applicant: Robin J Williams 729 Whittemore Road Middlebury ct 06762

Name of Proposed Business: Quarry Coffee Co.

Total Square Footage: 2869

Hours of Operation: Monday Thru Saturday 6am to 7pm Sunday 7am to 7pm

Number of Employees: Estimated 15 employees

List Hazardous and/or Chemicals Material on site: Cleaning chemicals only

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

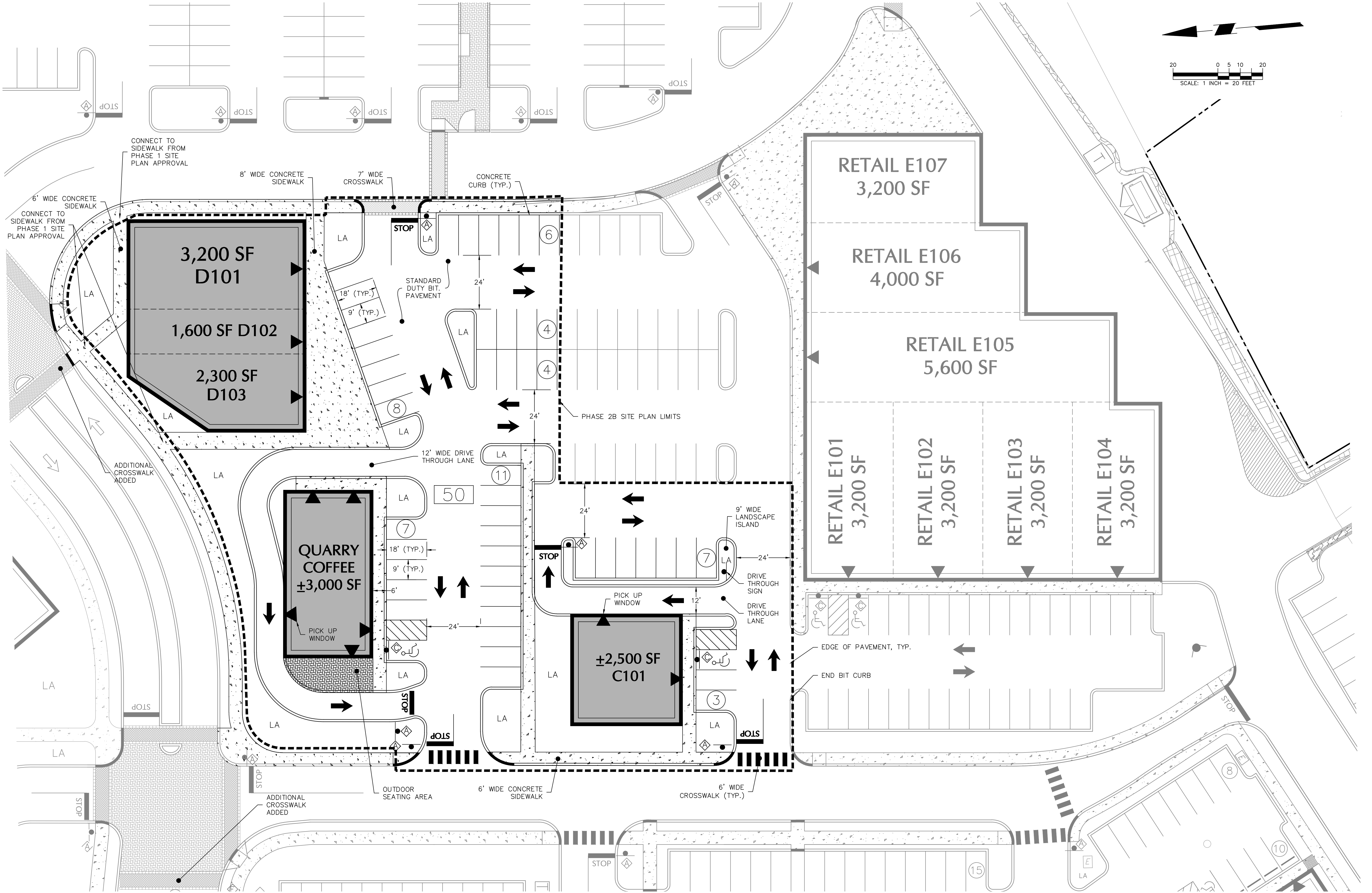
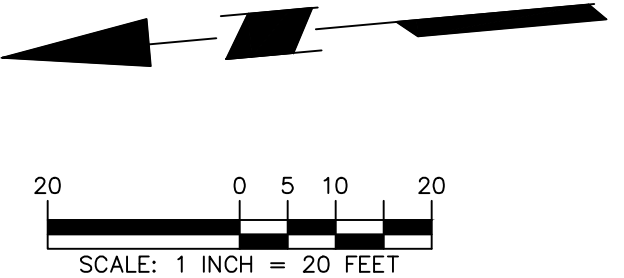
DRIVE THRU COFFEE SHOP, COFFEE, DOUGHNUTS, MUFFINS

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

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

[Signature]
 Applicant's Signature

7/1/21
 Date



Date	Description	No.
07/14/21	PHASE 2B SITE PLAN MODIFICATIONS	12

Date	Description	No.
12/19/17	PHASE 2E SITE PLAN MODIFICATIONS	11
05/26/17	PHASE 2E SITE PLAN APPROVAL	10
03/17/17	REVISED PER ARCHITECTURAL DESIGN	9
03/07/17	PHASE 2D SITE PLAN MODIFICATIONS	8
02/03/17	PHASE 2D SITE PLAN APPROVAL	7
02/23/16	REVISED PER P&Z COMMENTS	6

Date	Description	No.
02/09/16	REVISED FOR PHASE 1 SITE PLAN MODIFICATIONS	5
01/12/16	CONCEPTUAL PLAN AMENDMENT 1	4
05/01/15	REVISED FOR PHASE 1 SITE PLAN MODIFICATIONS	3
08/08/14	REVISED PER WETLANDS AND P&Z REVIEW COMMENTS	2
07/14/14	PHASE 1 SITE PLAN APPROVAL	1

SIGNATURE: *Walter K. Bogardus* DATE SIGNED: 07/14/21
 WALTER K. BOGARDUS
 PROFESSIONAL ENGINEER CT Lic. No. 24900

LANGAN
 Langan Engineering and Environmental Services, Inc.
 17220 Katy Freeway, First Floor, Suite 125
 Houston, TX 77094
 T: 281.675.7900 F: 281.675.7901 www.langan.com

Project: **QUARRY WALK**

Drawing Title: **SITE PLAN**

Project No. **140092611**
 Date: **07/14/2021**
 Scale: **1"=20'**
 Drawn By: **NEP**
 Checked By: **WKB**
 Drawing No. **CS102**



July 27, 2021

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

Re: Request for 8-24 Referral
Tarby Lane Improvements – Site B, Oxford, CT

Dear Mr. Sauter,

Civil 1 respectfully requests that the Oxford Planning & Zoning Commission provide a review and referral to the Board of Selectman for regrading and other public improvements to Tarby Lane as shown on the enclosed site plan set entitled "Clay Lacy Tarby Lane Reconstruction (Site B) Permitting Set, Waterbury-Oxford Airport, Oxford, CT" prepared by Civil 1 and dated July 27, 2021.

As you may recall, we requested the same referral in March for improvements at the opposite end of Tarby Lane. Those improvements were to serve a proposed building on Site A, as shown on the enclosed Vicinity Map. At this time, we are seeking to provide similar improvements to the termination end of Tarby Lane to access Site B, where a large hangar and office building will replace the existing T-Hangars and apron. Civil 1 is providing civil engineering services to Clay Lacy Aviation, who will be the tenant and lessee for the facility.

Tarby Lane, on the north end, terminates at a dead end at the driveway to an existing T-Hangar facility on the Airport property. The pavement at the end of the roadway is in disrepair, the grading is not consistent or compatible with the proposed grades for the Site B access drive, and there is no proper turnaround at the end of Tarby Lane.

The proposed improvements on Tarby Lane include re-grading and resurfacing the final approximately 115' of roadway and the turnaround at the end of Tarby Lane. Also included is additional curbing, and proposed drainage improvements to collect the stormwater runoff from the hillside and existing parking area above. This section of Tarby Lane will serve the Site B access drive and a proposed driveway that provides relocated access to an existing parking area that is not part of the Site B facility. Driveway permits will be applied for separately for both accessways.

Currently Tarby Lane does not have any formal stormwater conveyance system. The proposed system will discharge to an existing catch basin in Christian Street, where it will converge with the stormwater system proposed on the airport property. Stormwater calculations have been completed for the proposed improvements on the airport property to ensure that stormwater runoff rates are decreased under proposed conditions. These improvements and calculations were reviewed and approved by the CT DEEP and US Army Corps of Engineers. The stormwater runoff toward Tarby Lane and Christian Street in this location is decreased significantly under proposed



conditions as a majority of the Site B improvements will be directed toward the existing detention basin along Juliano Drive to the north.

In summary, the reconstruction of the end of Tarby Lane will allow the proposed aircraft hangar to be accessed by vehicles entering the airport property, will improve the storm drainage system in the area to promote increased safety and stormwater conveyance, and will provide a safe turnaround at the termination point of Tarby Lane. We respectfully request that the Oxford Planning & Zoning Commission provide a positive referral to the Board of Selectmen for this project.

Should you have any questions or comments please do not hesitate to reach out.

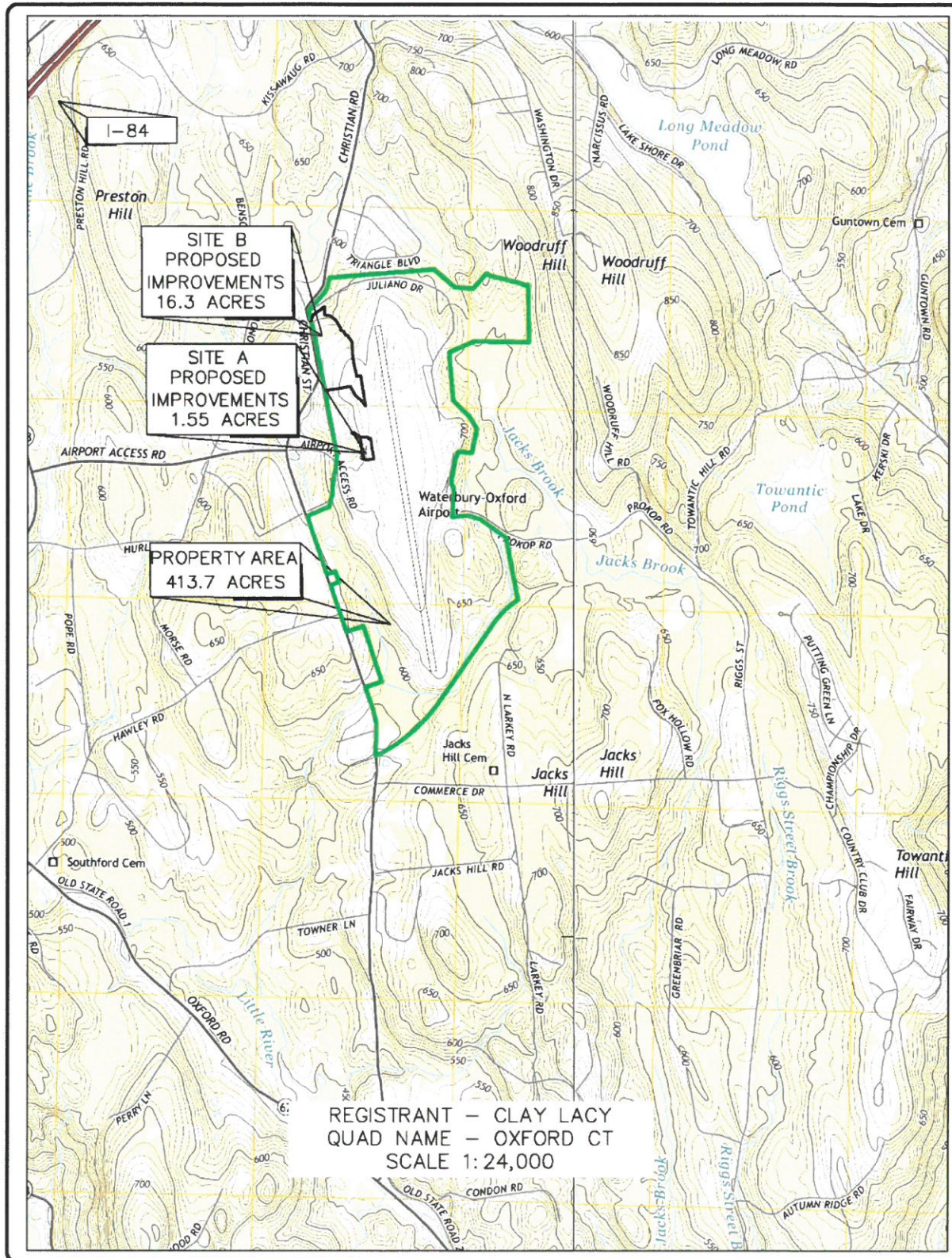
Respectfully yours,

CIVIL 1

A handwritten signature in blue ink, appearing to read "EMILY JONES", with a long horizontal line extending to the right.

Emily M. Jones, P.E.

Project Manager





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#:	_____
Date Received:	_____
Date Accepted:	_____

*** 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 type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Other | <u>8-24 Referral to Selectmen</u> |

Name of Project Title (Subdivision/Resubdivision): Tarby Lane Improvements

2) **PROPERTY LOCATION:**

Street Address: 0 Tarby Lane

Town Clerk Record Map Number: N/A - Public Right Of Way

Assessor's Identification Numbers: N/A
 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 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 |

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:** Clay Lacy

Address: 9 Juliano Drive Hangar G

Town: Oxford State: CT Zip Code: 06478

Phone: (203) 509-1480 Fax: () Email: dblackburn@claylacy.com

4) **OWNER(s):** Town of Oxford

Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: () Fax: () Email: _____

5) APPLICANT'S OWNERSHIP INTEREST: property

6) LAND SURVEYOR: Civil 1 - Dan Laferriere, LS REG. No: _____
Address: 43 Sherman Hill Road Suite D-101
Town: Woodbury State: CT Zip Code: 06798
Phone: (203) 266-0778 Fax: () Email: dan@civill.com

7) CIVIL ENGINEER: Civil 1- Emily Jones, PE REG. No: _____
Address: 43 Sherman Hill Road Suite D-101
Town: Woodbury State: CT Zip Code: 06798
Phone: (203) 266-0778 Fax: () Email: emily@civill.com

8) ARCHITECT: N/A REG. No: _____
Address: _____
Town: _____ State: _____ Zip Code: _____
Phone: () _____ Fax: () _____ Email: _____

9) PREFERRED OR RECOMMENDED NAMES OF NEW ROADS TO BE CONSTRUCTED: _____
N/A - Existing Tarby Lane (Subject to BOS Approval)
(Check One) Private Road Town Road _____ Length of Road

10) STATUS OF WETLANDS PERMIT: N/A
(Please Provide a Copy)

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

12) SURETY OPTION (See Article 9 of Subdivision Regulations):
(Check the one that applies)

- Improvements will be completed prior to endorsement and filing of record subdivision.
- Surety will be provided.
- Conditional approval is requested.

13) WAIVERS:
(Check the one that applies)

- No waivers of the subdivision regulations are required.
- Waivers of one or more sections of the subdivision regulations are requested.
(Please provide a written description of the reason for the waiver and attached to and make part of this application.)

14) EARTH EXCAVATION:
(Check one)

- Yes No
- If yes, how many cubic yards of material to be removed, filled, and/or dispersed. 780 cubic yards. FILL

15) FLOOD ZONE:
(Check one)

- Yes No If yes, what zone. _____

16) APPLICATION/SUPPORTING DOCUMENTS:
(Indicate Attached or Not Applicable)

- | | |
|------------------------------------|--|
| <u>X</u> Project Narrative Letter | <u>N/A</u> Fire Marshal's Review |
| <u>N/A</u> Record Subdivision Plan | <u>N/A</u> Letter from Public Water Supply |
| <u>X</u> Site Development Plan | <u>N/A</u> P.D.D.H. Approval |

<u> X </u> Plan and Profile	<u> N/A </u> Inland Wetlands Approval
<u> X </u> Standard Construction Details	<u> N/A </u> W.P.C.A. Approval
<u> N/A </u> Connecticut Highway Department	<u> N/A </u> Legal Boundary Description
<u>Not Completed</u> Engineering Department Review	<u> N/A </u> Zoning and Subdivision History
<u> N/A </u> Drainage Calculations	<u> N/A </u> 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.
- Referral to Board of Selectmen for Public Improvements

If any of the above applies, the applicant is required to give written notice of his/her application to the adjoining municipality and submit a copy to P&Z. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT.**

18) APPLICATION FEES: (Additional fees may apply – See Schedule of Fees)

Application Fee is as follows:

_____ Building Lots (x) \$ _____ per lot = \$ _____

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

Public Hearing Fee = \$ _____

State Fee = \$ _____

Total Fee = \$ _____

19) AUTHORIZATION AND ENDORSEMENTS:

a) APPLICANT:

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

APPLICANT SIGNATURE _____

NAME PRINTED _____ 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 _____

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)

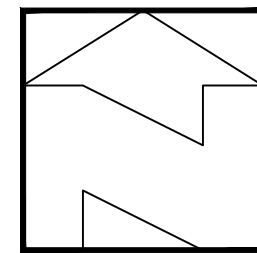
See Letter dated _____ for **DETAILS of ACTION** taken and attach a copy hereto.

BY: _____ DATE _____
(Name & Title)

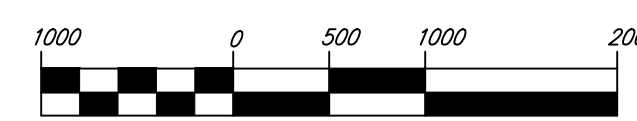
CLAY LACY

TARBY LANE RECONSTRUCTION (SITE B) PERMITTING SET

WATERBURY-OXFORD AIRPORT OXFORD, CT



VICINITY MAP



1 inch = 1000 ft.

APPLICANT

CLAY LACY AVIATION
9 JULIANO DRIVE SUITE 200
OXFORD, CT

ENGINEER / SURVEYOR

CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT 06798

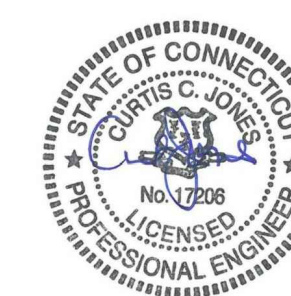
SOIL SCIENTIST

WILLIAM KENNEY ASSOCIATES, LLC
195 TUNXIS HILL ROAD, UNIT 204
FAIRFIELD, CT 06825



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT (203) 266-0778

JULY 27, 2021



SHEET NO.	DESCRIPTION
-	COVER SHEET
C 1.1	EXISTING CONDITIONS
C 2.1	GRADING PLAN, DRAINAGE PLAN, ROADWAY PROFILE
C 3.1	CONSTRUCTION DETAILS
C 4.1	EROSION CONTROL NARRATIVE & PROJECT NOTES



July 27, 2021

David T. Sauter, Chairman
Planning & Zoning Commission
Town of Oxford
486 Oxford Road
Oxford, Connecticut 06478

RE: Lot 11 Woodruff Hill Industrial Park
Extension Request – Planning & Zoning Approval

Dear Mr. Sauter,

I am writing on behalf of Tomsuwa, LLC regarding their ownership and proposed use of Lot 11 in the Woodruff Hill Industrial Park. The lot is located on Prokop Road, within the Industrial Zoning District, and is approximately 7 acres in size.

On July 9, 2009, an application was submitted to the Town of Oxford for a proposed industrial building and associated site improvements on the property. The application was received, along with the fee of \$10,320.00, as Application #Z-09-106 and was subsequently reviewed and approved by the Planning & Zoning Commission on September 3, 2009.

At that point in time, the owners were unable to complete the proposed improvements and relocate their business to the property. However, now they are hoping to move forward with the development as approved. It is our understanding that CT Public Act No. 21-163 grants the extension of site plan approvals for up to 14 years from the approval date, if the approval was made prior to July 1, 2011. With this in mind, we believe that the approval could be extended as far out as September 3, 2023. This would give the property owners ample time to complete the site improvements as designed.

It is important to note that there have been no changes to the proposed site plans, proposed use, or property ownership and that all site improvements will be constructed as approved by the Commission. We respectfully request to be added to the August 3rd, 2021, Planning & Zoning agenda to discuss the possibility of extending the previous approval.

Please feel free to contact us if you have any further questions.

Sincerely,

CIVIL 1

A handwritten signature in blue ink, appearing to read "Emily M. Jones", is written over the printed name below.

Emily M. Jones, P.E.

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



Substitute House Bill No. 6541

Public Act No. 21-163

AN ACT CONCERNING AN EXTENSION OF TIME FOR THE EXPIRATION OF CERTAIN LAND USE APPROVALS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (m) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(m) Notwithstanding the provisions of this section, any site plan approval made under this section prior to July 1, 2011, that has not expired prior to [May 9, 2011] the effective date of this section, except an approval made under subsection (j) of this section, shall expire not less than [nine] fourteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such site plan, provided no approval, including all extensions, shall be valid for more than [fourteen] nineteen years from the date the site plan was approved.

Sec. 2. Subsection (e) of section 8-26c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(e) Notwithstanding the provisions of this section, any subdivision approval made under this section prior to July 1, 2011, that has not

Substitute House Bill No. 6541

expired prior to [May 9, 2011] the effective date of this section, shall expire not less than [nine] fourteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided no subdivision approval, including all extensions, shall be valid for more than [fourteen] nineteen years from the date the subdivision was approved.

Sec. 3. Subsection (c) of section 8-26g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(c) Notwithstanding the provisions of this section, for any subdivision of land for a project consisting of four hundred or more dwelling units and approved prior to July 1, 2011, that has not expired prior to [May 9, 2011] the effective date of this section, any person, firm or corporation making such subdivision shall complete all work in connection with such subdivision not later than the date [fourteen] nineteen years after the date of approval of the plan for such subdivision. The commission's endorsement of approval on the plan shall state the date on which such [fourteen-year] nineteen-year period expires.

Sec. 4. Subsection (g) of section 22a-42a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(g) Notwithstanding the provisions of subdivision (2) of subsection (d) of this section, any permit issued under this section prior to July 1, 2011, that has not expired prior to [May 9, 2011] the effective date of this section, shall expire not less than [nine] fourteen years after the date of such approval. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances that requires a new permit application or an

Substitute House Bill No. 6541

enforcement action has been undertaken with regard to the regulated activity for which the permit was issued, provided no such permit shall be valid for more than [fourteen] nineteen years.

Sec. 5. Section 8-3c of the general statutes, as amended by section 7 of public act 21-34, is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(a) If an application for a special permit or special exception involves an activity regulated pursuant to sections 22a-36 to 22a-45, inclusive, the applicant shall submit an application to the agency responsible for administration of the inland wetlands regulations no later than the day the application is filed for a special permit or special exception.

(b) The zoning commission or combined planning and zoning commission of any municipality shall hold a public hearing on an application or request for a special permit or special exception, as provided in section 8-2, and on an application for a special exemption under section 8-2g. Such hearing shall be held in accordance with the provisions of section 8-7d. The commission shall not render a decision on the application until the inland wetlands agency has submitted a report with its final decision to such commission. In making its decision the zoning commission shall give due consideration to the report of the inland wetlands agency. Such commission shall decide upon such application or request within the period of time permitted under section 8-7d. Whenever a commission grants or denies a special permit or special exception, it shall state upon its records the reason for its decision. Notice of the decision of the commission shall be published in a newspaper having a substantial circulation in the municipality and addressed by certified mail to the person who requested or applied for a special permit or special exception, by its secretary or clerk, under his signature in any written, printed, typewritten or stamped form, within fifteen days after such decision has been rendered. In any case in which

Substitute House Bill No. 6541

such notice is not published within such fifteen-day period, the person who requested or applied for such special permit or special exception may provide for the publication of such notice within ten days thereafter. Such permit or exception shall become effective upon the filing of a copy thereof (1) in the office of the town, city or borough clerk, as the case may be, but, in the case of a district, in the offices of both the district clerk and the town clerk of the town in which such district is located, and (2) in the land records of the town in which the affected premises are located, in accordance with the provisions of section 8-3d.

(c) (1) Notwithstanding the provisions of subsections (a) and (b) of this section, any special permit or special exception approval made under this section prior to July 1, 2011, that has not expired prior to the effective date of this section, and that specified a deadline by which all work in connection with such approval is required to be completed, shall expire not less than nineteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such special permit or special exception.

[[c)] (2) Notwithstanding the provisions of subsections (a) and (b) of this section, any special permit or special exception approval made under this section on or after July 1, 2011, but prior to the effective date of this section, that did not expire prior to March 10, 2020, and that specified a deadline by which all work in connection with such approval is required to be completed, shall expire not less than nineteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such special permit or special exception.

Sec. 6. Section 8-26e of the general statutes, as amended by section 8 of public act 21-34, is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

Substitute House Bill No. 6541

(a) The planning commission of any municipality shall hold a public hearing on an application or request for a special permit or special exception, as provided in section 8-2. Any such public hearing shall be held in accordance with the provisions of section 8-7d. Such commission shall decide upon such application or request within the period of time permitted under section 8-26d. Whenever a commission grants or denies a special permit or special exception, it shall state upon its records the reason for its decision. Notice of the decision of the commission shall be published in a newspaper having a substantial circulation in the municipality and addressed by certified mail to the person who requested or applied for a special permit or special exception, by its secretary or clerk, under his signature in any written, printed, typewritten or stamped form, within fifteen days after such decision has been rendered. In any case in which such notice is not published within such fifteen-day period, the person who requested or applied for such a special permit or special exception may provide for the publication of such notice within ten days thereafter. Such permit or exception shall become effective upon the filing of a copy thereof (1) in the office of the town, city or borough clerk, as the case may be, but, in the case of a district, in the offices of both the district clerk and the town clerk of the town in which such district is located, and (2) in the land records of the town in which the affected premises are located, in accordance with the provisions of section 8-3d.

(b) (1) Notwithstanding the provisions of subsection (a) of this section, any special permit or special exception approval made under this section prior to July 1, 2011, that has not expired prior to the effective date of this section, and that specified a deadline by which all work in connection with such approval is required to be completed, shall expire not less than nineteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such special permit or special exception.

Substitute House Bill No. 6541

[(b)] (2) Notwithstanding the provisions of subsection (a) of this section, any special permit or special exception approval made under this section on or after July 1, 2011, but prior to the effective date of this section, that did not expire prior to March 10, 2020, and that specified a deadline by which all work in connection with such approval is required to be completed, shall expire not less than nineteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such special permit or special exception.

Sec. 7. Section 9 of public act 21-34 is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(a) (1) Notwithstanding the provisions of any special act, any site plan, subdivision or permit approval by a zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands agency pursuant to the provisions of any such special act that occurred prior to July 1, 2011, and that has not expired prior to the effective date of this section, shall expire not less than fourteen years after the date of such approval and such commission, board or agency, as applicable, may grant one or more extensions of time to complete all or part of the work in connection with such approval, provided no approval, including all extensions, shall be valid for more than nineteen years from the date the site plan, subdivision or permit was initially approved.

[(a)] (2) Notwithstanding the provisions of any special act, [or] any site plan, subdivision or permit approval by a zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands agency pursuant to the provisions of any such special act that occurred on or after July 1, 2011, but prior to the effective date of this section, and that did not expire prior to March 10, 2020, [such approval] shall expire not less than fourteen

Substitute House Bill No. 6541

years after the date of such approval and such commission, board or agency, as applicable, may grant one or more extensions of time to complete all or part of the work in connection with such approval, provided no approval, including all extensions, shall be valid for more than nineteen years from the date the site plan, subdivision or permit was initially approved.

(b) (1) Notwithstanding the provisions of any special act, any special permit or special exception approval by a zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands agency pursuant to the provisions of any such special act that occurred prior to July 1, 2011, that has not expired prior to the effective date of this section, and that specified a deadline by which all work in connection with such approval is required to be completed, shall expire not less than nineteen years after the date of such approval and such commission, board or agency, as applicable, may grant one or more extensions of time to complete all or part of the work in connection with such special permit or special exception approval.

[(b)] (2) Notwithstanding the provisions of any special act, [or] any special permit or special exception approval by a zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands agency pursuant to the provisions of any such special act that occurred on or after July 1, 2011, but prior to the effective date of this section, that did not expire prior to March 10, 2020, and that specified a deadline by which all work in connection with such approval is required to be completed, [such approval] shall expire not less than nineteen years after the date of such approval and such commission, board or agency, as applicable, may grant one or more extensions of time to complete all or part of the work in connection with such special permit or special exception approval.

Approved July 12, 2021

NOT TO SCALE

LOT #4

LOT 11
7.16 ACRES
PROPOSED AREA -
7.86 ACRES

LOT #12

LOT #10

TOWN OF OXFORD
PARCEL "B"
3.0 ACRES
PROPOSED AREA -
2.30 ACRES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE LINE
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- WETLAND AREA
- TRAIL
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED DRAINAGE SWALE
- LEADER DRAIN
- PHASE LINE
- TEMPORARY ANTI-TRACKING PAD
- WATER BAR
- SILT FENCE
- LIMIT OF CLEARING
- SANITARY SEWER LATERAL (GRAVITY)
- WATER SERVICE LATERALS
- PROPOSED GUIDE RAIL
- EXISTING GUIDE RAIL
- TEMPORARY SOIL STOCKPILE AREA
- TEMPORARY SEDIMENT TRAP
- HAY BALES-CATCH BASIN/PROTECTION
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- PROPOSED LANDSCAPING TREE
- PROPOSED LANDSCAPING SHRUB

NOTE:
ALL SITE PLAN GRADING SHOWN SHALL BE COMPLETED AS PART OF PHASE I CONSTRUCTION. BUILDING AND PARKING AREAS FOR PHASE II SHALL BE LEFT AS A GRAVEL SURFACE. ALL SLOPES TO BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NARRATIVE.

ZONING DATA - INDUSTRIAL DISTRICT

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA (CONTIGUOUS DRY AREA)	108,900 SF	321,460 SF
ROAD FRONTAGE (FT.)	225'	374.5'
MIN. FRONT YARD (FT.)	40'	53.8'
MIN. SIDE YARD (FT.)	25'	140.9'
MIN. REAR YARD (FT.)	40'	363.4'
BUILDING HEIGHT (LESS OF)	2.5 STORIES OR 35 FEET	2 STORIES
AGGREGATE BLDG. COVERAGE (%)	40% MAX.	4.3%
TOTAL LOT COVERAGE (%)	65% MAX.	26.7%
PARKING REQUIREMENT	54 (SEE DEVELOPMENT SUMMARY)	54

DEVELOPMENT SUMMARY

PHASE I BUILDING - 14,880 SF			
BUILDING USE	SQUARE FOOTAGE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
OFFICE	3,800 SF	1/250 - 15.2	16
WAREHOUSING	11,080 SF	1/1000 - 11.0	11
TOTAL PHASE I	14,880 SF	26.2	27
PHASE II BUILDING - 14,880 SF			
BUILDING USE	SQUARE FOOTAGE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
OFFICE	3,800 SF	1/250 - 15.2	16
WAREHOUSING	11,080 SF	1/1000 - 11.0	11
TOTAL PHASE II	14,880 SF	26.2	27
HANDICAP SPACES		3 SPACES	2-PHASE I & 1-PHASE II

SEED MIXES

Scientific Name	Common Name	Quan.	Size	Root
Trifolium	Trifolium	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart
Anthyllus	Anthyllus	2	6"	Cart
Lotus	Lotus	2	6"	Cart
Medicago	Medicago	2	6"	Cart
Plantago	Plantago	2	6"	Cart



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, July 6, 2021
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting was accessible online using the following information:

Zoom Meeting:

<https://zoom.us/j/6727345461?pwd=d3NvbG8zWmNSWnlVQmgrZGdBNyt6dz09>

Meeting ID: 672 734 5461

Passcode: 588851

Join by Phone: +1 929 205 6099

Meeting ID: 672 734 5461

Passcode: 588851

I. CALL TO ORDER

Chairman Dave Sauter called the meeting to order at 7:31 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Pete Zbras, Dave Sauter, Brett Olbrys, and John Kerwin.
Pat Cocchiarella and Dan Wall attended the meeting remotely.

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

Not Present: Jesse Schremmer and Attorney Kevin McSherry.

IV. SEATING OF ALTERNATES

No alternates were seated.

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. Memorandum dated 6/18/21 from Gordon Gramolini, Building Official
Re: Quarry Walk Parking

Commissioner Brett Olbrys read the memo from Gordon Gramolini, Building Official.

A discussion ensued regarding the parking at Quarry Walk. It was noted that a Parking Management Plan was submitted with the original application. The Commission discussed their role in regulating parking at Quarry Walk.

Chairman Dave Sauter requested that a note be sent to Gordon regarding the Parking Management Plan that was filed with the original application.

The Commission also noted that there have been no formal written complaints submitted to the Zoning Enforcement Officer regarding the parking.

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

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing – NONE

G. New Business

H. Zoning Enforcement

Steve Macary, ZEO discussed the property located at 348 Oxford Road.

The Commission requested that he verify any complaints that he has received for the property.

Commissioner Brett Olbrys requested an update on the wedding venue located at 81 Newgate Road.

Steve Macary, ZEO explained that the property owners are in the process of applying for permits from the Pomperaug Health Department.

A brief discussion ensued regarding other properties in Town that have been approved for recreational uses.

Chairman Dave Sauter questioned if any new apartments have been approved in Town. He stated that there has been some advertising of apartments on social media.

Steve Macary, ZEO stated that there are no new approvals for apartments in Town.

Steve Macary, ZEO also discussed briefly complaints about the “Trump” sign on Route 67.

Chairman Dave Sauter requested that Steve obtain the measurements of the sign, and discuss this item with Attorney McSherry.

I. Minutes

1. **MOTION BY Commissioner Brett Olbrys** to approve the 6/1/2021 – Regular Meeting Minutes as presented. **Second by Vice-Chairman John Kerwin.**
All Ayes.
Motion passed unanimously.
2. **MOTION BY Commissioner Brett Olbrys** to approve the 6/16/2021 – Regular Meeting Minutes as presented. **Second by Vice-Chairman John Kerwin.**
All Ayes.
Motion passed unanimously.

J. Invoices

1. Invoice #INV94279513 – Zoom Licenses (Reimburse Jessica)

MOTION BY Commission Secretary Pat Cocchiarella to approve the reimbursement to Jessica for Invoice #INV94279513 for Planning & Zoning Zoom licenses.

Commission Secretary Pat Cocchiarella rescinded his motion.

MOTION BY Commissioner Brett Olbrys to approve reimbursement to Jessica for Invoice #INV94279513 for Planning & Zoning Zoom licenses.

There was a brief discussion regarding the need for two zoom licenses.

Second by Commissioner Pete Zbras.

All Ayes.

Motion passed unanimously.

2. Invoices - Adobe Acrobat Pro (Reimburse Jessica)
 - a. #1393396631 – April (Monthly)
 - b. #1412775000 – May (Monthly)
 - c. #1436328668 – June (Yearly)

MOTION BY Commissioner Brett Olbrys to reimburse Jessica for all the Invoices for Adobe Acrobat Pro.

Second by Vice-Chairman John Kerwin.

All Ayes.

Motion passed unanimously.

K. Other Business

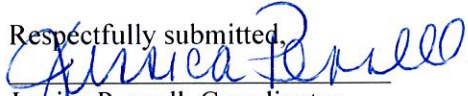
- a. Any other business the Commission deems necessary for discussion.
- b. Updates from Land Use Counsel, Kevin McSherry
- c. Planning & Zoning Policies & Procedures Review.

Chairman Dave Sauter requested that Jessica resend the Policies and Procedures to the Commissioners.

L. Adjournment

MOTION BY Commissioner Brett Olbrys to adjourn the meeting at 8:22 PM.
Second by Vice-Chairman John Kerwin.
All Ayes.
Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

21 JUL 28 AM 11:51
TOWN OF OXFORD, CT

TOWN CLERK