



**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 – Amended
Tuesday, September 7, 2021
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

The meeting is accessible online by 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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES

V. PUBLIC HEARINGS

A. Recessed Public Hearings – NONE

B. New Public Hearings - *Tuesday, September 7, 2021, on the following:*

Proposed Amendment to the Zoning Regulations - *Proposed Moratorium on **retail sales,
manufacture, and cultivation of Marijuana/Cannabis***

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

F. New Business – Schedule a Public Hearing on the following applications:

Suggested Public Hearing Date: October 5, 2021

1. **Z-21-126 [COMM] – 126 Oxford Road** – Owner: Mark Cipriano, Napoli Woodbury, LLC – Dollar General Plaza, 58 Pleasant Drive, Southbury, CT – Applicant: Gagandeep Sachdeva, – 9 Fox Run Lane, Seymour, CT 06483
(Special Exception –Article 10, Article 7, Section 7.3.16, and Article 17 - Sale of Alcoholic Beverages)
2. **Z- 21-133 [COMM] – 60 Oxford Road** – Owner & Applicant: Pitt-Conn Holdings, LLC, 15 Apple Drive, Oxford, CT 06478 – Proposed “Dunkin Donuts”
(Special Exception – Article 10, and Article 7 - Section 7.7.3.2- Drive Thru Window)

G. New Business

1. **Z- 21-128 [COMM] – 248 Oxford Road** – Owner: Terence G. Blake, 3333 Main Street, Stratford, CT 06614 – Applicant: Chelsea Curran, “Sunday Funday Ice Cream, LLC” – 79 Benz Street, Ansonia, CT 06401 *(Change of Use) (Sign Permit)*
2. **Z- 21-129 [COMM] – 297 Oxford Road** – Owner: Louis & Barbara Scianna – Applicant: John Bedosky, 9 Hill View Lane, Woodbury, CT 06798, “Oxford Dry Cleaning”
(Change of Use) (Sign Permit)
3. **Z- 21-132 [COMM] – 312 Oxford Road** – Owner: Rout 67 Professional Center, LLC, 49 Burtville Avenue, Derby, CT 06418– Applicant: Joe Bottone, “I-95 Signs”, 300 Honeyspot Road, Stratford, CT 06615*(Change of Use) (Sign Permit) (Temporary Sign Permit – Grand Opening)*

H. Zoning Enforcement

1. Cease & Desist – Modification of Agreed Resolution – 138 Coppermine Road – Discuss with ZEO.
2. 81 Newgate Road

I. Minutes

1. 7/20/2021 – Regular Meeting Minutes
2. 8/3/2021- Regular Meeting Minutes
3. 8/17/2021 – Regular Meeting Minutes

J. Invoices

1. Invoice from McSherry Law Office – Land Use Counsel

K. Other Business

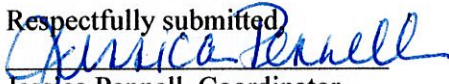
- a. Any other business the Commission deems necessary for discussion.

- b. Possible Updates from Land Use Counsel, Kevin McSherry
- c. Planning & Zoning Policies & Procedures Review.

L. Executive Session to discuss the job performance and duties the Zoning Enforcement Officer.

M. Adjournment

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission



TOWN OF OXFORD

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Planning & Zoning Commission

TOWN OF OXFORD PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission of the Town of Oxford, Connecticut will hold a Public Hearing on Tuesday, **September 7, 2021 at 7:30 PM** on the following:

Proposed Amendment to the Oxford Zoning Regulations – Proposed Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis

The Public Hearing will be held in the Main Meeting Room of the S.B. Church Memorial Town Hall located at 486 Oxford Road, Oxford, Connecticut.

At the meeting, interested persons may be heard, and written communications received. A copy of the proposals are on file in the Planning & Zoning Office and the Town Clerk's Office, located at 486 Oxford Road, Oxford, Connecticut.

Dated at Oxford, Connecticut this 15th day of August 2021.

PLEASE PUBLISH on August 25, 2021 and September 1, 2021.

BY: Jessica Pennell, Coordinator
Planning & Zoning Commission

Proposed New Article – Schedule C – Prohibited Uses:

Moratorium Retail sales, manufacture, and cultivation of cannabis/marijuana.

Whereas, the Planning and Zoning Commission has charted carefully the growth of the community and has guided the development of business/commercial areas within the Town into well-ordered development;

Whereas, recent changes to the Statutes of the State of Connecticut allows retail sales, manufacture, and cultivation of cannabis/marijuana (aside from home grow) requires a license from the state; and

Whereas, the Planning & Zoning Commission needs to understand the impact of the retail sales, manufacture, and cultivation of cannabis/marijuana approved, or able to be approved, in the Town.

Now, therefore, be it resolved that the Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approvals of, retail sales, manufacture, and cultivation of cannabis/ marijuana which shall extend for a period of one (1) year from the effective Date of this moratorium to determine the need of this type of retail sales, manufacture, and cultivation of cannabis/ marijuana if any in the Town. No applications will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for Retail sales, manufacture, and cultivation of cannabis/ marijuana during this period.



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#: 2-21-126
Date Received: 8-31-2021
Date Accepted: _____
Date on Agenda: 9-7-21
65 Day Exp.: _____
Extension: _____
2nd Extension: _____

*** Please Note:**

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

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

- | | | |
|--------------------------------------|---|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Resubdivision | Total Number of Lots: _____ |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> Special Exception | S/E (Include Article & Section No.): <u>A.7, § 7.3.16 by A.10</u> |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Map/Text Amendment | (Include Article & Section No.): _____ |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project Title (Subdivision/Resubdivision): 126 Oxford Road, Retail Development (second building)

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

a) Street Address: 126 Oxford Road

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:

Map: 35 Block: 7 Lot: 4 Unit: Second Building

Zoning District: *(Check One)*

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

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

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

b) Street Address: _____

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:

Map: _____ Block: _____ Lot: _____ Unit: _____

Zoning District: *(Check One)*

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

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

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

Please indicate who will be the **POINT OF CONTACT**:

(All communications and correspondence will be directed to the Point of Contact)

(Check one)

☒ APPLICANT ☐ OWNER ☐ LAND SURVEYOR ☐ ENGINEER ☐ ARCHITECT

3) **APPLICANT:** Gagandeep Sachdeva
Address: 9 Fox Run
Town: Seymour, CT State: CT Zip Code: 06483
Phone: (203) 502-9224 Fax: () Email:

4) **OWNER(s):** Mark Cipriano
Address:
Town: State: Zip Code:
Phone: (203) 509-6525 Fax: () Email:

5) **APPLICANT'S OWNERSHIP INTEREST:** Applicant will be Lessee of Liquor Store

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

7) **CIVIL ENGINEER:** **REG. No:**
Address:
Town: State: Zip Code:
Phone: () Fax: () Email:

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

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

10) **STATUS OF WETLANDS PERMIT:**
(Please Provide a Copy)

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

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

(Check the one that applies)

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

13) **WAIVERS:**

(Check the one that applies)

- ☐ No waivers of the subdivision regulations are required.
☐ Waivers of one or more sections of the subdivision regulations are requested.

(Please provide a written description of the reason for the waiver and attached to and make part of this application.)

14) **EARTH EXCAVATION:**

(Check one)

☐ Yes ☒ No

If yes, how many cubic yards of material to be removed, filled, and/or dispersed. _____ cubic yards.

15) **FLOOD ZONE:**

(Check one)

☐ Yes ☐ No If yes, what zone. _____

16) **APPLICATION/SUPPORTING DOCUMENTS:**

(Indicate Attached or Not Applicable)

<input checked="" type="checkbox"/> Project Narrative Letter	_____ Fire Marshal's Review
_____ Record Subdivision Plan	_____ Letter from Public Water Supply
_____ Site Development Plan	_____ P.D.D.H. Approval
_____ Plan and Profile	_____ Inland Wetlands Approval
_____ Standard Construction Details	_____ W.P.C.A. Approval
_____ Connecticut Highway Department	_____ Legal Boundary Description
_____ Engineering Department Review	_____ Zoning and Subdivision History
_____ Drainage Calculations	_____ Certificate from Assessor
<input checked="" type="checkbox"/> Other: <u>Previously submitted</u>	_____ Other: _____
	<u>Proposed Retail Development</u>
	<u>126 Oxford Road Site Plan</u>

17) **REFERRALS:**

(Check the ones that apply) (both buildings)

- ☐ 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 sewer system within the adjoining municipality.
- ☐ Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- ☐ Subdivision/Resubdivision includes land which abuts or is partially located in the Town of _____.
- ☐ Referral to Regional Planning Agencies is required.

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

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

Application Fee is as follows:

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

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

Public Hearing Fee = \$ #2851

Other Fees = \$ 970.00

State Fee = \$ _____

Total Fee = \$ _____ (Ck#) _____

19) AUTHORIZATION AND ENDORSEMENTS:

a) APPLICANT:

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

APPLICANT SIGNATURE _____

NAME PRINTED _____ DATE _____

b) PROPERTY OWNER(s):

The undersigned, being all of the owners of the premises referred above, hereby consent to the filing of this application together with meeting of all requirements of the applicant by the Commission for same.

OWNER SIGNATURE  _____

NAME PRINTED MARK CIPRIANO Mgr DATE 8/31/21

20) INFORMATIONAL: NAPOLI Woodbury LLC.

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)

TEODOSIO STANEK, LLC

ATTORNEYS AT LAW

481 OXFORD ROAD
OXFORD, CONNECTICUT 06478
TELEPHONE: 203-881-3600
FACSIMILE: 203-881-3606

FRANCIS A. TEODOSIO
fteodosio@tsattorneys.com

PLEASE REPLY TO OXFORD

Shelton Office
375 BRIDGEPORT AVENUE
SHELTON, CONNECTICUT 06484
TELEPHONE: 203-925-3000
FACSIMILE: 203-925-3003

August 31, 2021

Oxford Planning and Zoning Commission
Oxford Town Hall
486 Oxford Road
Oxford, Connecticut 06478

RE: Z-21-126

Dear Sir or Madam:

On behalf of Mr. Gagandeep Sachdeva of Seymour, Connecticut, please accept my letter as a Project Narrative for Application Z-21-126. My client seeks a Special Exception Permit to operate a liquor store from 126 Oxford Road. The structure from which he wishes to operate is slightly more than 2,500 square feet. Such is compliant with your regulations for operation of a liquor store in a Commercial District.

I have reviewed the earlier application as to 126 Oxford Road (Z-18-158) for which approval was granted for the larger building (7,500 square feet). The second smaller building was also approved subject to submission of architectural renderings. As noted above that second building is the location of the liquor store use for which application is hereby made. With this application, I have submitted a copy of an earlier site plan to aid the Commission in orienting itself as to the two buildings.

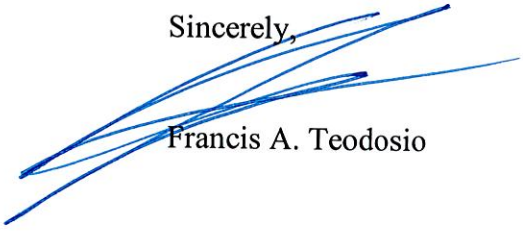
As to the intended use, my client is already a proprietor of a store in Ansonia, Connecticut. He is familiar with the business. He intends to employ up to six (6) people. Proposed hours of operation are 8:00 a.m. to 10:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. The name of the store will be Quick Stop Liquor. This name will appear in the sign locations previously depicted and approved.

Incident to this application and prior to public hearing, my client and I will provide all necessary materials. I will note that it may be useful for the Commission to make use of the earlier file as some information is already there.

Finally, please note that I will accept all notifications to my client relative to this application. Please use the Oxford address noted above.

Sincerely,

FAT:ekd


Francis A. Teodosio

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 true and correct. Further, the undersigned hereby authorizes the Town of Oxford and its agents, for the purpose of pre and post application investigations, inspection of 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 mandated.

APPLICANT SIGNATURE [Signature]

NAME PRINTED GAGANDEEP SACHDEV DATE 12/22/20

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 application by the Commission and/or same.

OWNER SIGNATURE _____

NAME PRINTED _____

DATE _____

20) INFORMATIONAL:

Communications with and recommendations from concerned parties to the applicant.

21) ACTION TAKEN:

(Check one) (To be filled in by the applicant)

APPROVED // APPROVED
(Check one)

APPROVED WITH CONDITIONS (If Yes or If No)
(Check one)

See Letter dated _____

FOR THE TOWN OF OXFORD (Signature and Title required)

BY _____

(Name & Title)

DATE _____



Planning and Zoning Commission

Application #: 2-21-126
Date: 08-09-2021

STATEMENT OF USE

Article 11, Section 2

Property Address: 126 OXFORD RD. Zone: Comm Map: 35 Block: 7 Lot: 4

Name and Address of Owner: Gagandeep Sardhara (9 Fox Run, In Seymour CT-06483)

Name and Address of Applicant: " SAME AS ABOVE "

Name of Proposed Business: _____

Total Square Footage: 2300

Hours of Operation: 8 to 10 M/SAT 10 to 6 SUNDAY

Number of Employees: 6 EMPLOYEES

List Hazardous and/or Chemicals Material on site: _____

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

PACKAGE STORE, SIGN IS PENDING

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

08-09-2021
Date

Napoli Woodbury LLC/
Dollar General Plaza Oxford Ct
58 pleasant Drive
Southbury CT 06488

August 10, 2021

Oxford Package Store (Name to be determined)
126 Oxford Road
Oxford, CT

RE: PROPOSAL TO LEASE / PERMISSION GRANTED TO GAGANDEEP SACHDEVA TO
REPRESENT ME MARK CIPRIANO AT ALL ZONING MEETINGS IN OXFORD CT

126 Oxford Road, CT

Dear Steven at Oxford Ct Zoning dept.

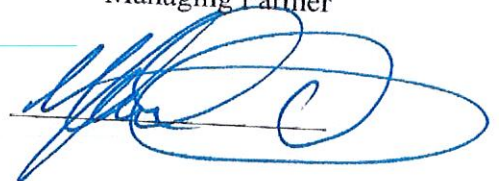
We have a family headed by **Gagandeep Sachdeva** interested in leasing and opening a liquor store in our property at 126 Oxford Rd oxford CT.

Tenant: Oxford Package Store (Name to be determined)

Demised Premises: The building located at 126 oxford Road Oxford CT consisting of 2400 square feet of rentable total area and a portion of the parking area serving the building.

received
8-10-21

Mark Cipriano
Managing Partner



TOWN OF OXFORD PLANNING & ZONING COMMISSION

RESOLUTION OF APPROVAL

Z-18-158 [COMM] 126 Oxford Road (Map: 35 Block: 7 Lot: 4)

Owner: Village Retail, LLC, 30 Jelliff Lane, Southport, CT

Applicant: Garrett Homes, LLC c/o BL Companies, 355 Research Parkway, Meriden, CT (Site Plan Modification Application including two proposed retail buildings of approximately 10,000 square feet combined)

MOTION BY Commission Secretary Pat Cocchiarella to approve Z-18-158 subject to the following conditions:

1. No substitute material shall be used without approval of the Planning & Zoning Commission and the Planning & Zoning Commission Engineer.
2. The applicant and their assigns must comply with all representations made at Planning & Zoning Commission meetings regarding this application.
3. The applicant and their assigns must comply with all applicable conditions required by the OCCIWA, EMS (Fire, Police and Ambulance), the State of Connecticut Department of Transportation (OSTA) and all conditions are made part of the record.
4. (a) A final map shall be submitted to the Planning & Zoning Commission for review.
(b) The applicant shall submit architectural renderings and plans for the 2,500 sq. ft. building for the review and approval by the Planning & Zoning Commission.
5. All conditions of approval from the OCCIWA, EMS services, and OSTA shall be depicted on the final approved maps and/or plans.
6. The applicant shall submit three copies of the final approved plans; including an electronic copy.
7. No work to begin until security is set. The bond shall be reviewed by the Planning & Zoning Engineer in a form acceptable to Town Counsel and installed by the applicant.
8. Per Article 3, Section 19 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application; from initial review thorough issuance of a Zoning Certificate of Compliance.
9. The applicant shall schedule a pre-construction meeting with appropriate Town Staff prior to any construction activities.
10. All exterior signs no directly included within this approval shall be subject to approval by

the Planning & Zoning Commission in accordance with the standards and guidelines as determined and interpreted by the Commission.

11. Site Plan approval expires if work is not completed within five years of the date of this approval.
12. Applicant shall pay any additional applicable fees before work commences.
13. Applicant shall follow the Town of Oxford's approved permit procedure which includes review and/or sign-off from Town Departments, including, but not limited to; the Assessor, Tax Collector, OCCIWA, ZEO, W.P.C.A. or P.D.D.H., and Fire Marshal.
14. All State permits associated with this project shall be filed with the Land Use Department prior to any work.

The effective date of this approval is 3/20/2018.

Second by Commissioner Tanya Carver.

All (6) Ayes.

Motion passed 6-0.

ZONING INFORMATION

LOCATION: OXFORD, CONNECTICUT				
ZONE: COMMERCIAL				
FEE: RETAIL (COMMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	1.5 ACRES	56,700 S.F. (1.28 AC)	DECREASE
2	MINIMUM LOT WIDTH	160 FEET	224.8 FEET	NO
3	MINIMUM LOT DEPTH	140 FEET	180.5 FEET	NO
4	MINIMUM LOT FRONTAGE	170 FEET	279.3 FEET	NO
5	MINIMUM FRONT SETBACK	10 FEET	22.1 FEET	NO
6	MINIMUM SIDE SETBACK	10 FEET	25 FEET	NO
7	MINIMUM REAR SETBACK	25 FEET	26 FEET	NO
8	MAXIMUM BUILDING HEIGHT	35 FEET/2.5 STORIES	40 FEET	NO
9	MAXIMUM BUILDING COVERAGE	45 PERCENT	47.9 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM BUILDING SIZE	2,500 S.F.	RETAIL - 7,500 S.F. TOTAL - 10,000 S.F.	NO
2	PARKING REQUIRED	1 SPACE PER 1,000 S.F. OF G.R.A. (2.50 S.F. AND 2,500 S.F. TOTAL REQUIRED - 30 SPACES) (MIN. 10 SPACES)	RETAIL - 31 SPACES TOTAL - 31 SPACES	NO
3	MINIMUM PARKING SPACES REQUIRED	3 SPACES	4 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	8 FEET X 18 FEET	8 FEET X 20 FEET	NO
5	MINIMUM DRIVE WIDTH	24 FEET - 31 FEET	24 FEET - 31 FEET	NO
6	MINIMUM DRIVE SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	25 FEET	25 FEET	NO
8	MINIMUM REAR SETBACK	25 FEET	26 FEET	NO

SIGN INFORMATION

ITEM #	ITEM	REQUIREMENT	PROPOSED
1	MAX. PRETYPED SIGN AREA	25.5 S.F. PER SIDE (15 S.F.)	423.5 S.F. PER SIDE
2	MINIMUM SIGN HEIGHT	8 FEET	18 FEET
3	MAX. WALL SIGN AREA	TWO ALIGNED SIGNS PER BUILDING, EACH SIGN AREA NOT EXCEED 50 S.F. ON ONE SIDE OF AREA OF THE WALL (TWO-WAY & LANE)	40 S.F. ON EACH SIDE OF AREA OF THE WALL (TWO-WAY & LANE)

SIGN LEGEND

ITEM NO.	ITEM NO.	LEGEND
A	21-0812	STOP
B	21-0821	YIELD
C	21-0814	ONE WAY
D	21-0816	NO PARKING
E	21-0818	NO PARKING

NOTE: UNAPPROVED SIGNS TO BE REMOVED BY THE BUILDING OWNER TO CONFORM TO LATEST BUILDING CODE.

SITE PLAN LEGEND

ITEM	DESCRIPTION
1	PROPERTY LINE
2	LINE OF DIFFERENCE AND STRIPES
3	COMMON LOT LINE
4	CONCRETE PAVED DRIVEWAY
5	FULL SOUTH HEAVY DUTY BRICKWORK
6	CONCRETE PAVED DRIVEWAY
7	FULL SOUTH HEAVY DUTY BRICKWORK
8	CONCRETE PAVED DRIVEWAY

CONCRETE PAVED DRIVEWAY

FULL SOUTH HEAVY DUTY BRICKWORK

CONCRETE PAVED DRIVEWAY

FULL SOUTH HEAVY DUTY BRICKWORK

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FULL SOUTH HEAVY DUTY BRICKWORK

CONCRETE PAVED DRIVEWAY

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CONCRETE PAVED DRIVEWAY

FULL SOUTH HEAVY DUTY BRICKWORK

CONCRETE PAVED DRIVEWAY

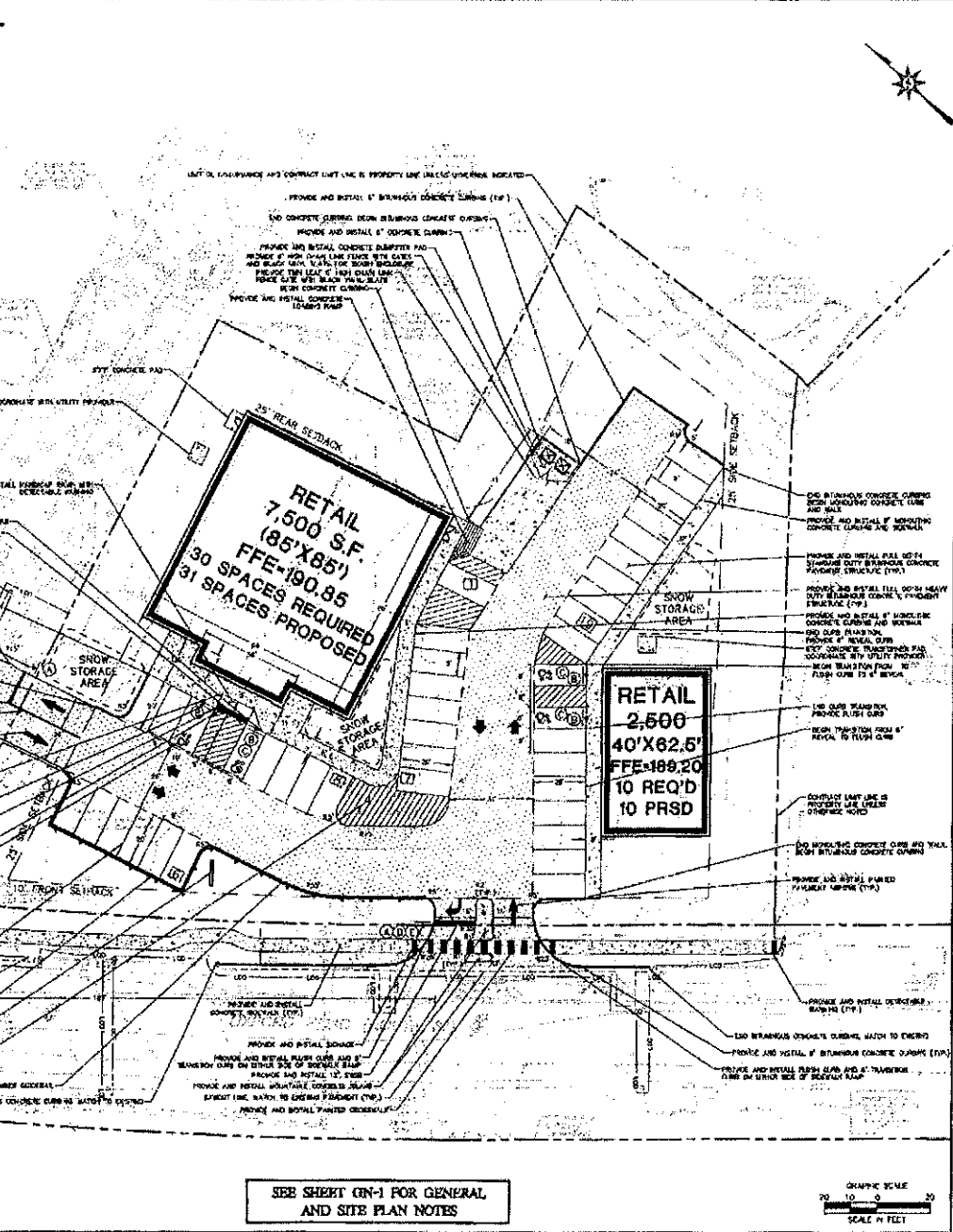
FULL SOUTH HEAVY DUTY BRICKWORK

CONCRETE PAVED DRIVEWAY

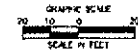
FULL SOUTH HEAVY DUTY BRICKWORK

CONCRETE PAVED DRIVEWAY

FULL SOUTH HEAVY DUTY BRICKWORK



SEE SHEET GN-1 FOR GENERAL AND SITE PLAN NOTES



BL Companies
1000 Main Street
Oxford, CT 06455
Tel: 860.339.1100

PROPOSED RETAIL DEVELOPMENT
126 OXFORD ROAD (ROUTE 67)
OXFORD, CONNECTICUT

DATE: 10/1/2011
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE
SCALE: 1/8" = 1'-0"

DATE: 10/1/2011
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE
SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

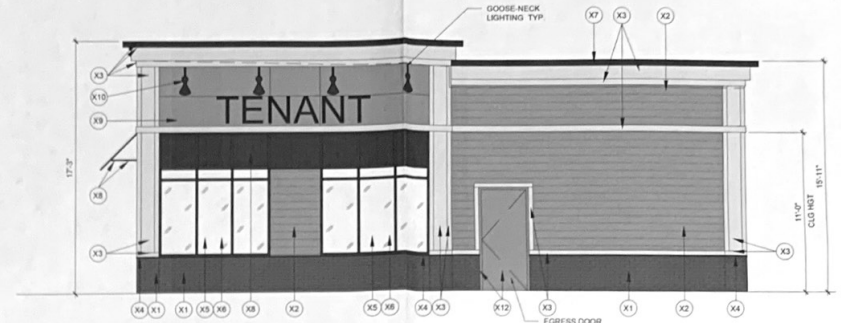
DATE: 10/1/2011
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
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SCALE: 1/8" = 1'-0"

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DATE: 10/1/2011
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE
SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION (OXFORD RD.)
SCALE: 1/4"=1'-0"



3 SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 REAR ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
X1	VEE BRICK PANEL O.A.E.	COLOR: COBBLESTONE	PRE-FINISHED
X2	JAMES HARDIE LAP SIDING	COLOR: HEATHERED MOSS	PRE-FINISHED
X3	JAMES HARDIE TRIM BOARDS	COLOR: SAIL CLOTH	PRE-FINISHED
X4	ALUM FLASHING	COLOR: DARK BRONZE	PRE-FINISHED
X5	INSULATED STOREFRONT/ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X6	TEMPERED GLAZING	COLOR: CLEAR	INSULATED AS PER CODE
X7	ALUM COPING	COLOR: DARK BRONZE	PRE-FINISHED
X8	METAL AWNING	COLOR: DARK BRONZE	PROVIDE SNOW GUARDS @ 24" O.C.
X9	JAMES HARDIE TRIM BOARDS	COLOR: HEATHERED MOSS	PRE-FINISHED, G.C. TO ORDER
X10	GOOSENECK LIGHTING	COLOR: DARK BRONZE	PRE-FINISHED
X11	METAL ROOF	COLOR: GALVALUME	PRE-FINISHED
X12	METAL DOOR & FRAME	COLOR: TO MATCH (X2)	PAINTED
X13	METAL GUTTER & DOWNSPOUT	COLOR: DARK BRONZE	BY PEMB

Revised
resolved
4/18/18

Oxford, CT (Retail Building)
128 Oxford Rd. Oxford, CT

Prepared For Garrett Homes, LLC

SCALE: NOTED
24, April 2018

1 OF 1
DRAWN BY: DSG
PROJECT NO: 218042

Proposed Elevations

BKA
ARCHITECTS

Boston • Brockton
142 Chestnut Street
Brockton, MA 01902
508.963.3462
bkaarchitects.com

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, Gagandeep Sachdeva, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # Z-21-126, including, but not limited to:

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)

Gagandeep Sachdeva

Applicant Signature

[Signature]

Date: 08-09-21

Witness Name

STEVE MAURY

Witness Signature

[Signature]

Date: _____

©2001 REDIFORM® S1657N-CL

2
21
126

RECEIPT 293229

DATE 8/10/21
 RECEIVED FROM GROGAN DEFE
 ADDRESS 126 OX RD DOLLARS \$ 970.00
 FOR SPECIAL EX

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	2851
BALANCE DUE		MONEY ORDER	

BY

[Signature]

©2001 REDIFORM® S1657N-CL

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.



Webster Bank

OFFICIAL CHECK

0002442851

145 Bank St.
Waterbury, CT 06702

00074

100953

08/10/2021

51-7010
2111

*****\$970.00

970 DOLLARS AND 00 CENTS

PAY TO THE ORDER OF

TOWN OF OXFORD

REMITTER For zoning LIQUOR APPLICATION

AUTHORIZED SIGNATURE

[Signature]

AUTHORIZED SIGNATURE (TWO SIGNATURES REQUIRED OVER \$25,000)

⑈0002442851⑈ ⑆211170101⑆10 0010200104⑈

Security Features Included Details on Back



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#: 2-21-133
Date Received: 8-27-21
Date Accepted: 9-7-21
Date on Agenda: 9-7-21
65 Day Exp.: _____
Extension: _____
2nd Extension: _____

*** Please Note:**

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

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

- | | | |
|--------------------------------------|---|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Resubdivision | Total Number of Lots: _____ |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> Special Exception | S/E (Include Article & Section No.): <u>7, 7.3.2 - Drive thru</u> |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Map/Text Amendment | (Include Article & Section No.): _____ <u>window</u> |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project Title (Subdivision/Resubdivision): _____

2) PROPERTY LOCATION(s):

a) Street Address: 60 Oxford Road

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:
Map: 35 Block: 8 Lot: 6 Unit: _____

Zoning District: *(Check One)*

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

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

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

b) Street Address: _____

Town Clerk Record Map Number: _____

Assessor's Identification Numbers:
Map: _____ Block: _____ Lot: _____ Unit: _____

Zoning District: *(Check One)*

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

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

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

Please indicate who will be the **POINT OF CONTACT**:

(All communications and correspondence will be directed to the Point of Contact)

(Check one)

☐ APPLICANT ☐ OWNER ☐ LAND SURVEYOR ☒ ENGINEER ☐ ARCHITECT

3) **APPLICANT:** Pitt-Conn Holdings, LLC

Address: 15 Apple Dr
Town: Oxford State: CT Zip Code: 06478
Phone: (203) 892-0655 Fax: () Email:

4) **OWNER(s):** Pitt-Conn Holdings, LLC

Address: 15 Apple Dr
Town: Oxford State: CT Zip Code: 06478
Phone: (203) 892-0655 Fax: () Email:

5) **APPLICANT'S OWNERSHIP INTEREST:** Owner

6) **LAND SURVEYOR:** Horbal & Judson Land Surveyors

REG. No:

Address: 52 Main Street
Town: Seymour State: CT Zip Code: 06483
Phone: (203) 888-9660 Fax: () Email:

7) **CIVIL ENGINEER:** Donald W. Smith, JR., P.E.

REG. No: 15404

Address: 56 Greenwood Cr
Town: seymour State: CT Zip Code: 06483
Phone: (203) 888 4904 Fax: () Email: dwsjrpe@sbcglobal.net

8) **ARCHITECT:** James D. Smith

REG. No:

Address: 522 Bay Lane
Town: Centerville State: MA Zip Code: 02632
Phone: (508) 367-8920 Fax: () Email: jamesdsmith11@comcast.net

9) **PREFERRED OR RECOMMENDED NAMES OF NEW ROADS TO BE CONSTRUCTED:**

(Subject to BOS Approval)

(Check One) ☐ Private Road ☐ Town Road Length of Road

10) **STATUS OF WETLANDS PERMIT:** Pending

(Please Provide a Copy)

11) **ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS:** None

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

(Check the one that applies)

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

13) **WAIVERS:**

(Check the one that applies)

- ☐ No waivers of the subdivision regulations are required.
☐ Waivers of one or more sections of the subdivision regulations are requested.

(Please provide a written description of the reason for the waiver and attached to and make part of this application.)

14) EARTH EXCAVATION:

(Check one)

☐ Yes ☒ No

If yes, how many cubic yards of material to be removed, filled, and/or dispersed. _____ cubic yards.

15) FLOOD ZONE:

(Check one)

☒ Yes ☐ No If yes, what zone. _____

16) APPLICATION/SUPPORTING DOCUMENTS:

(Indicate Attached or Not Applicable)

_____ Project Narrative Letter	_____ Fire Marshal's Review
_____ Record Subdivision Plan	_____ Letter from Public Water Supply
<input checked="" type="checkbox"/> Site Development Plan	_____ P.D.D.H. Approval
_____ Plan and Profile	_____ Inland Wetlands Approval
<input checked="" type="checkbox"/> Standard Construction Details	_____ W.P.C.A. Approval
_____ Connecticut Highway Department	_____ Legal Boundary Description
_____ Engineering Department Review	_____ Zoning and Subdivision History
<input checked="" type="checkbox"/> Drainage Calculations	_____ Certificate from Assessor
_____ Other: _____	_____ Other: _____

17) REFERRALS:

(Check the ones that apply)

- ☐ A portion of the property effected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
- ☐ A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.
- ☐ Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- ☐ Subdivision/Resubdivision includes land which abuts or is partially located in the Town of _____.
- ☐ Referral to Regional Planning Agencies is required.

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

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

Application Fee is as follows:

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

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

Public Hearing Fee = \$ 350.00

Other Fees = \$ 900.00

State Fee = \$ 70.00

Total Fee = \$ 1320.00 (Ck#) 996

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 James Tzepos
NAME PRINTED James Tzepos DATE 08/26/21

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 James Tzepos
NAME PRINTED James Tzepos DATE 08/26/21

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)

Donald W. Smith, Jr., P.E.
CONSULTING ENGINEER
56 Greenwood Circle
Seymour, Connecticut 06483
(203) 888-4904
Fax: (203) 881-3434
Email: dwsjrpe@sbcglobal.net

CIVIL ENGINEERING
SEPTIC DESIGN

CONSTRUCTION INSPECTION
SITE DEVELOPMENT

August 25, 2021

Aquarion Water Company of CT

Attn: Mr. Joseph T. Welsh, Manager - Environmental Protection
714 Black Rock Road
Easton, CT 06612

AND

Department of Public Health

410 Capitol Avenue
Hartford, CT 06106

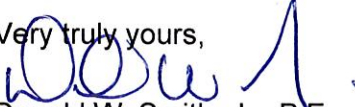
RE: Special Permit Application
60 Oxford Road (CT RT 67) Oxford CT, Connecticut, 06478
CGS §8-3i Notice of Application to Town of Oxford Planning and Zoning Commission

Please accept this letter as our "notice" as required pursuant to CGS §8-3i in regard to our submission of a land use development application to the Planning and Zoning Commission pertaining to the above referenced property in the Town of Oxford, CT.

The submitted application for this property involves approval of drive thru window for a new coffee shop and involves the following activities:

- Removal of existing paving and repaving
- Installation of additional catchbasins
- Installation of underground galleys for infiltration of roof runoff

Please feel free to contact me with any questions regarding this matter.

Very truly yours,

Donald W. Smith, Jr., P.E.
Consulting Engineer

cc: Oxford Planning and Zoning Commission 

Donald W. Smith, Jr., P.E.
CONSULTING ENGINEER
56 Greenwood Circle
Seymour, Connecticut 06483
(203) 888-4904
Fax: (203) 881-3434
Email: dwsirpe@sbcglobal.net

**CIVIL ENGINEERING
SEPTIC DESIGN**

**CONSTRUCTION INSPECTION
SITE DEVELOPMENT**

Planning and Zoning Commission
486 Oxford Road
Oxford CT 06478

August 26, 2021

RE: Pitt-Conn Holdings LLC
60 Oxford Road

Dear Commissioners,

On behalf of the owner of the above referenced property, enclosed please find twelve (12) sets of the following information for the above referenced project for your consideration:

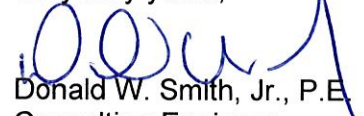
- A completed Zoning Application for a Special Permit
- A Statement of Use
- A Copy of the Notice to Aquarion Water and DPH
- A plan set prepared by this office consisting of three (3) sheets dated 6/14/21
- Architectural Floor Plans and Elevations prepared by James D. Smith Architects consisting of three (3) sheets dated 8/23/21
- Engineering Report dated August 24, 2021 (3 copies)

We trust the Commission will find this application complete and will accept it for processing.

Please feel free to contact me with any questions or if you need additional information regarding this matter.

Thank you for your anticipated cooperation in this matter.

Very truly yours,


Donald W. Smith, Jr., P.E.
Consulting Engineer

CC: Pitt-Conn Holdings, LLC

2-21-133



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 #: 2-21-133
Date: 8-27-2021

STATEMENT OF USE

Article 11, Section 2

Property Address: 60 Oxford Road Zone: C Map: 35 Block: 8 Lot: 6

Name and Address of Owner: Pitt-Conn Holdings, LLC 15 Apple Dr Oxford, CT

Name and Address of Applicant: Same as owner

Name of Proposed Business: Dunkin Donuts

Total Square Footage: 2406 s.f.

Hours of Operation: 4:00 am - 10:00 PM Monday - Sunday

Number of Employees: 4 - 6 on biggest shift

List Hazardous and/or Chemicals Material on site: None

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

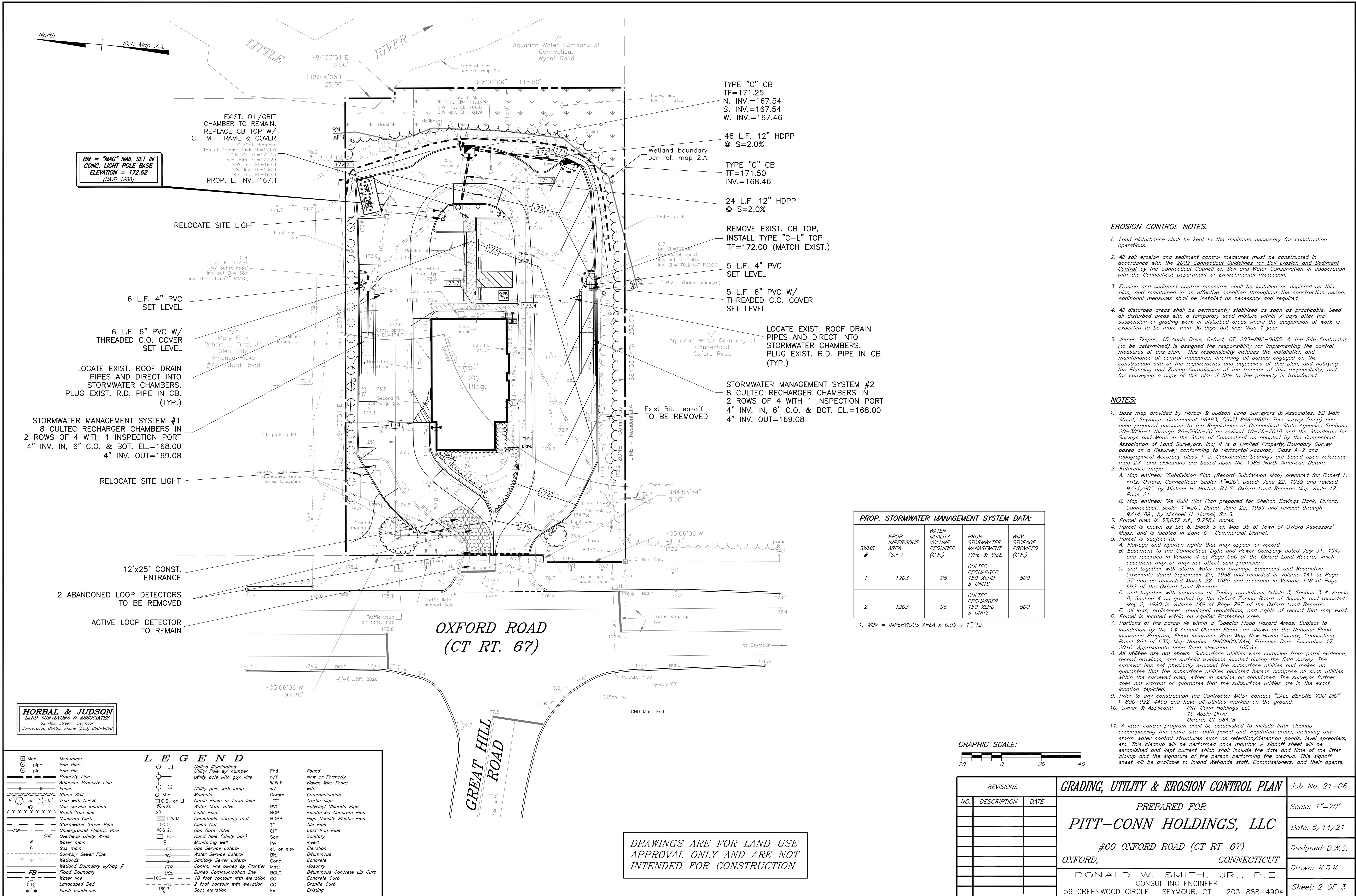
City Sewer & City Water

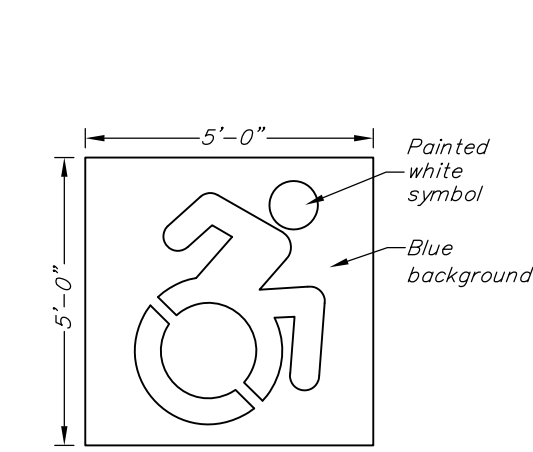
I (we) hereby certify that I (we) are making this application on behalf of and with full authority of the owner(s) of the property or premises and am aware of and understand the Zoning and/or Subdivision Regulations pertinent to the application and affirm that the statements and information provided 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.

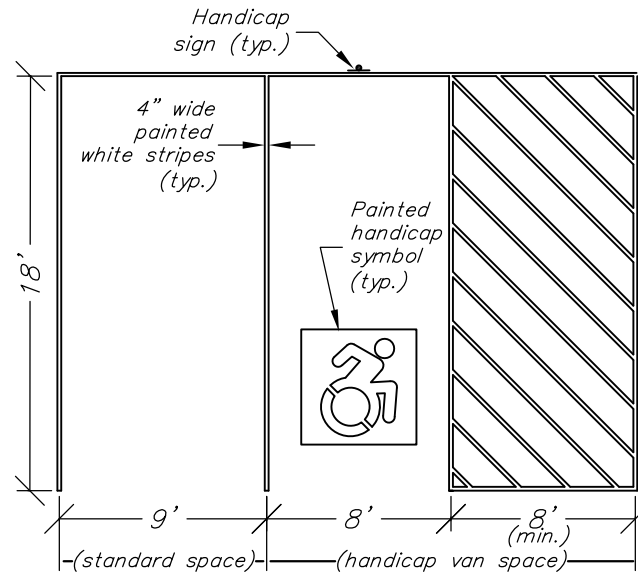
[Signature]
Applicant's Signature

8-27-21
Date

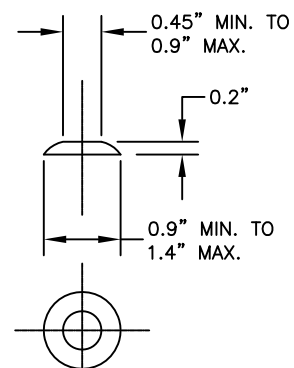
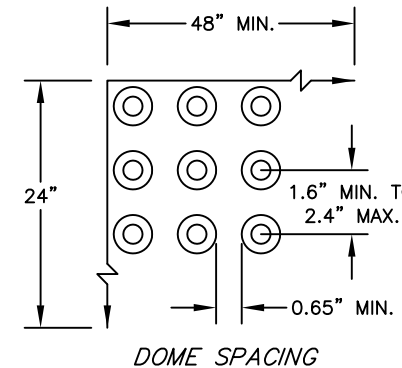




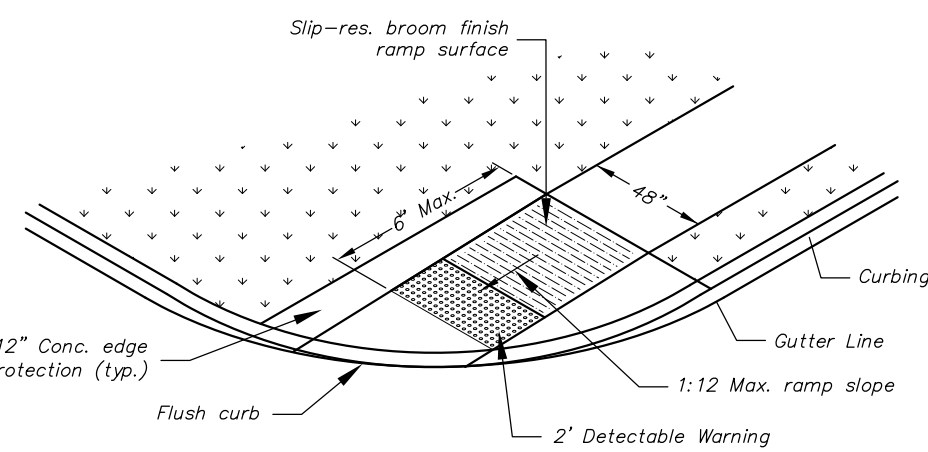
**STANDARD HANDICAP SYMBOL
PAVEMENT MARKING**
N.T.S.



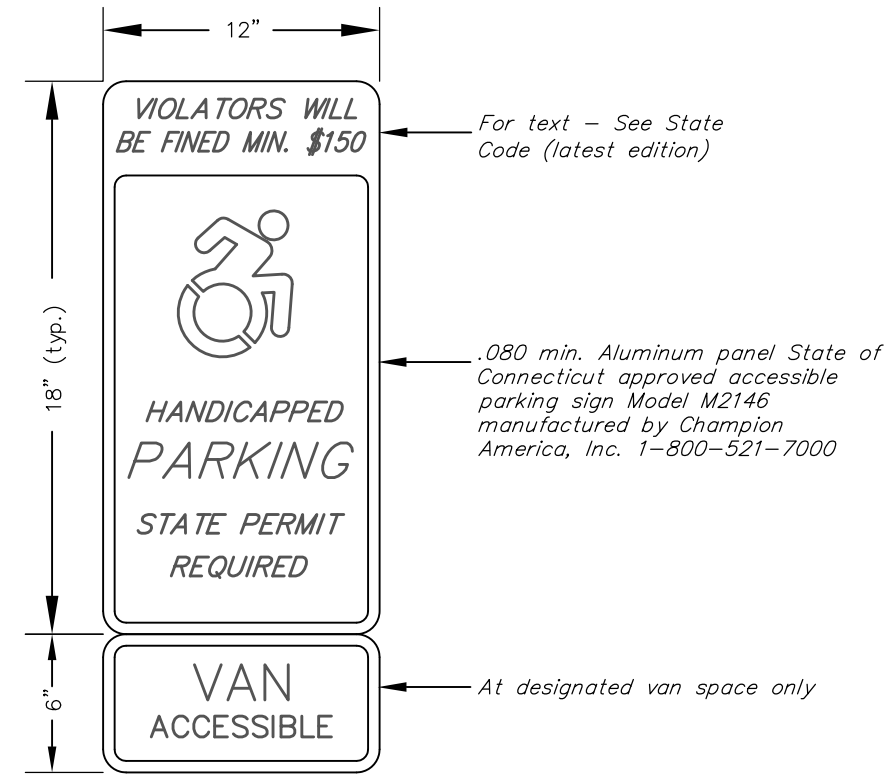
**TYPICAL HANDICAP PARKING SPACE
PAVEMENT MARKING**
N.T.S.



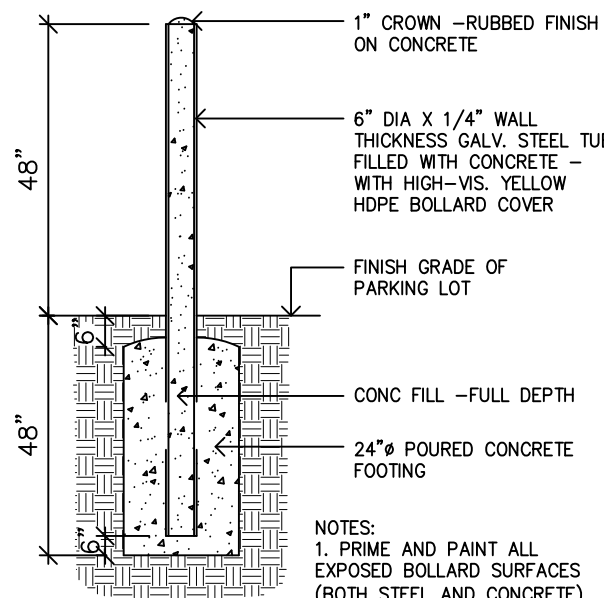
DETECTABLE WARNING AREA
N.T.S.



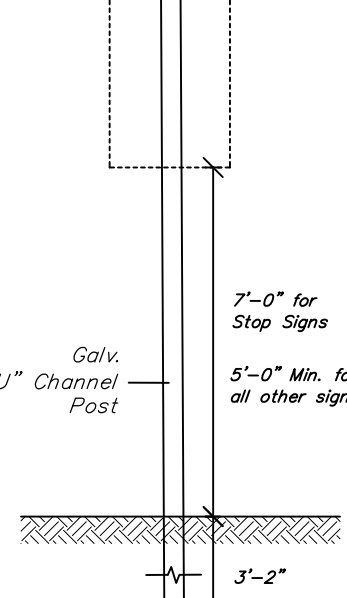
**DIAGONAL SIDEWALK
FLUSH CURB & RAMP**
N.T.S.



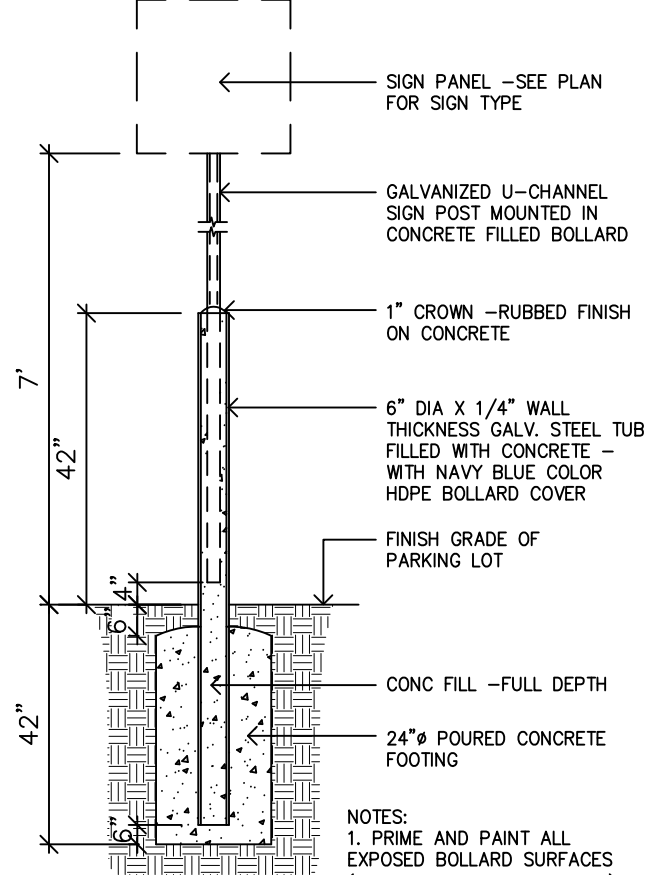
HANDICAP PARKING SIGN
N.T.S.



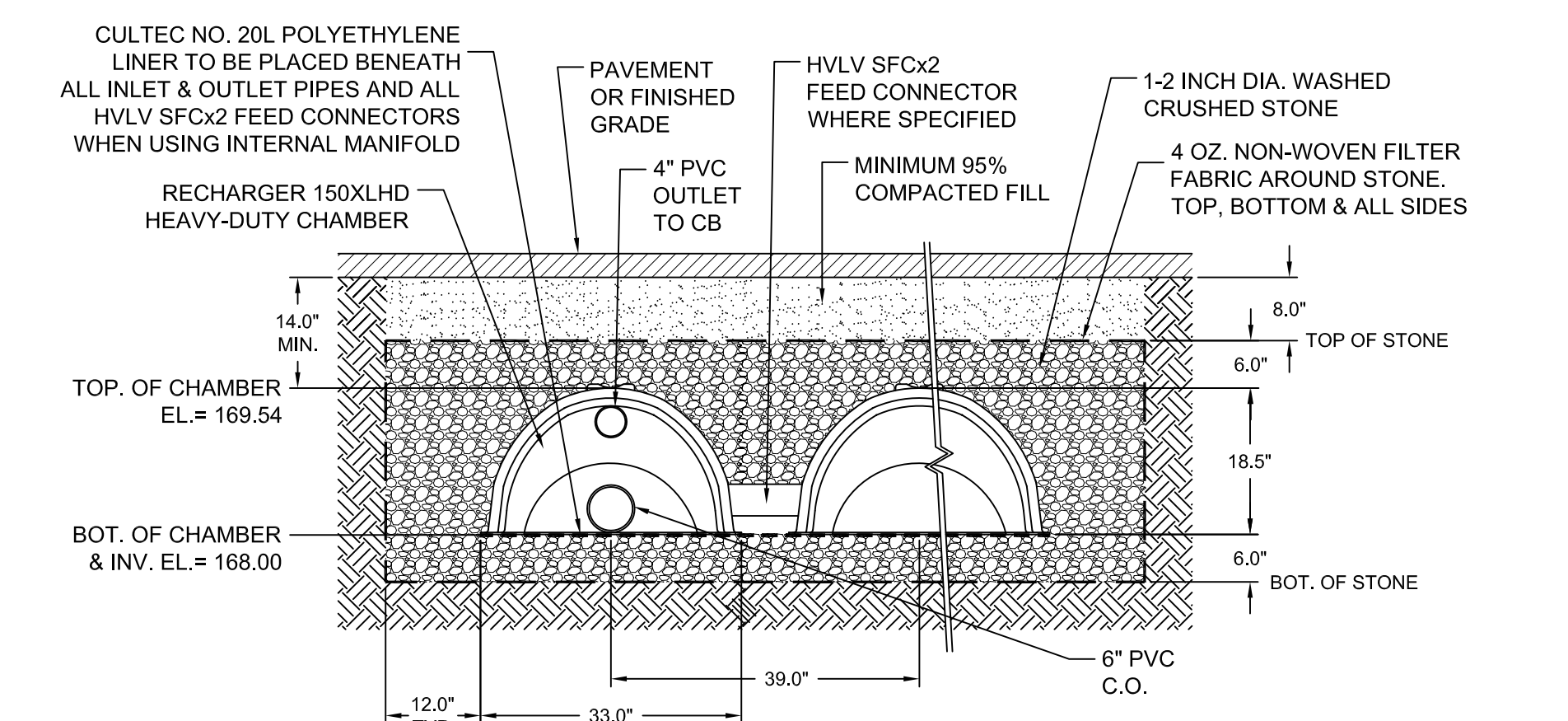
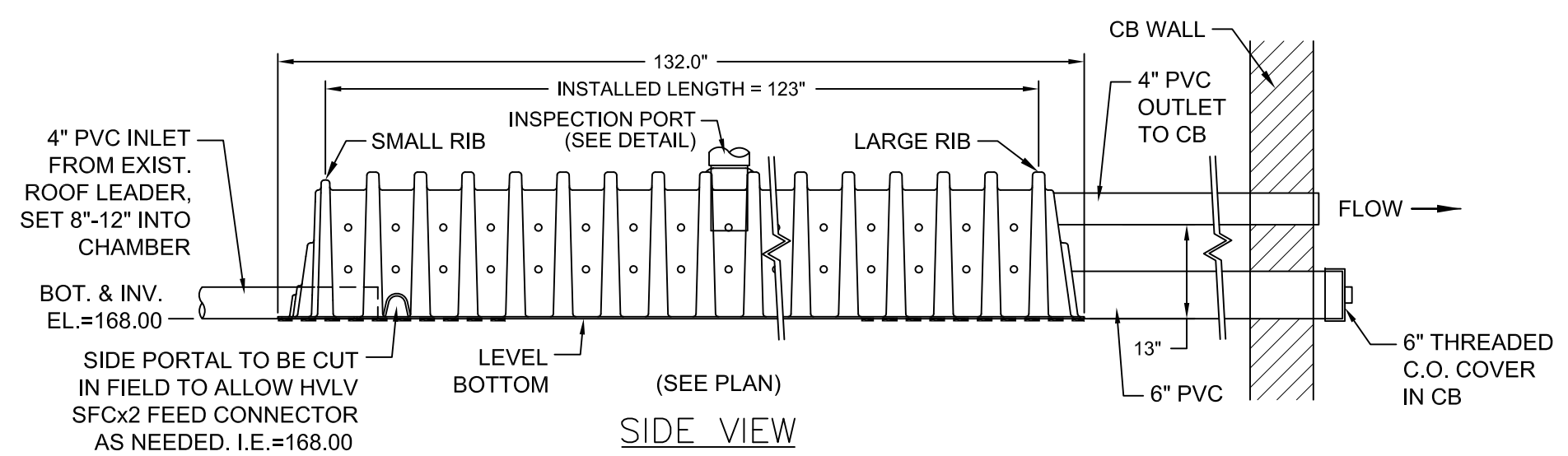
STEEL BOLLARD
N.T.S.



METAL SIGN DETAIL
N.T.S.



SIGN MOUNTED IN STEEL BOLLARD
N.T.S.



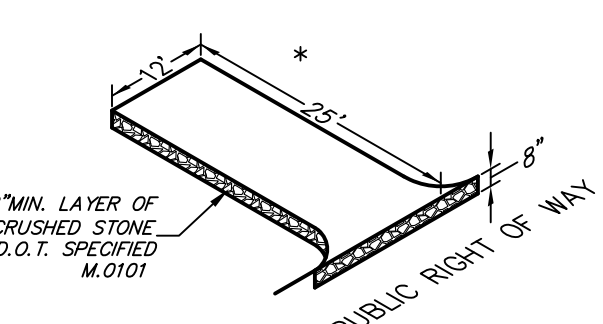
GENERAL NOTES
RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 50.17 CF PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
ALL RECHARGER 150XLHD HEAVY-DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CROSS SECTION

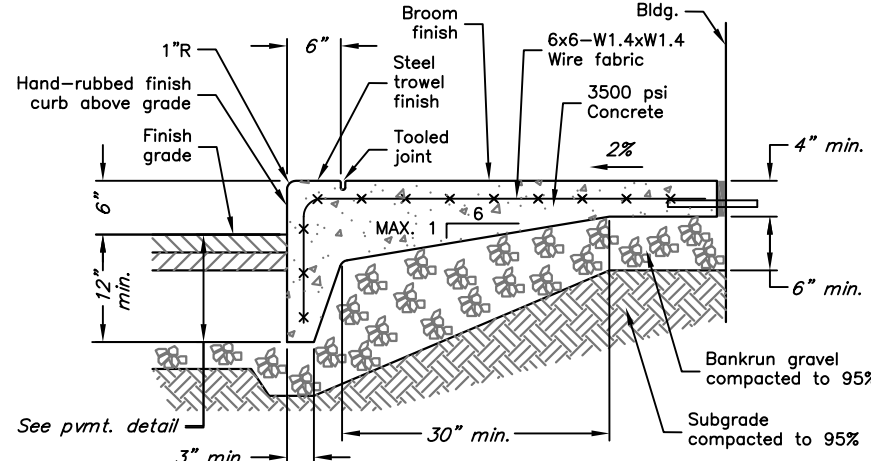
STORMWATER MANAGEMENT SYSTEM

NOT TO SCALE

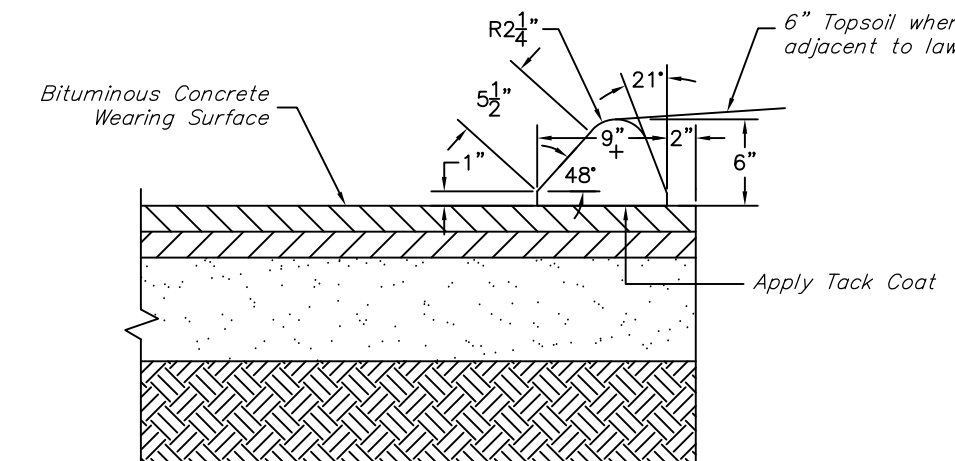
UNITS SHALL BE CULTEC RECHARGER 150XLHD OR APPROVED EQUAL, W/ INSPECTION PORT (1).
NOTE: Contractor must install the Stormwater Management System in accordance with manufacturer's specifications and Town/City Standards and Requirements.



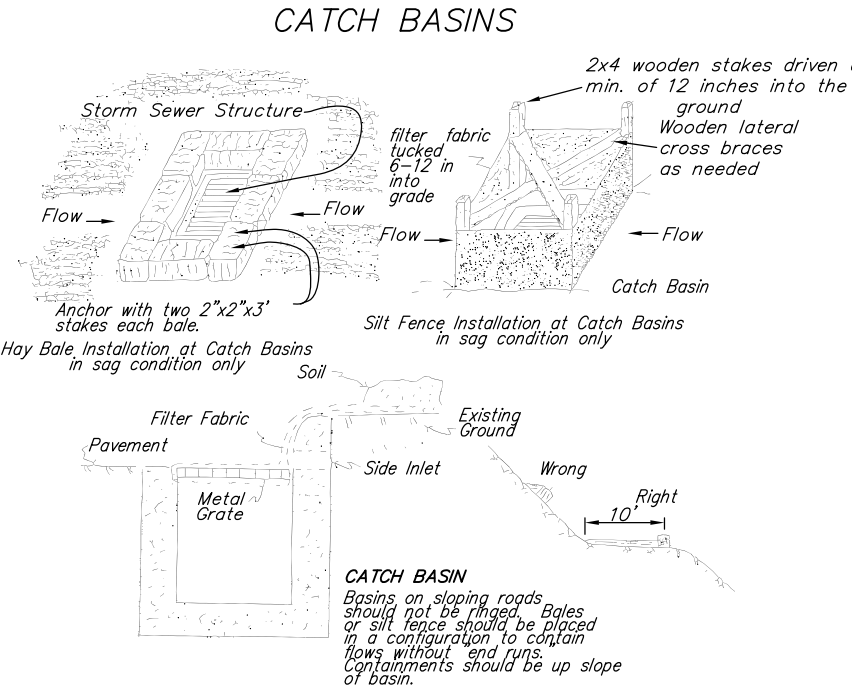
**CONSTRUCTION ENTRANCE
ANTI-TRACKING PAD**
N.T.S.



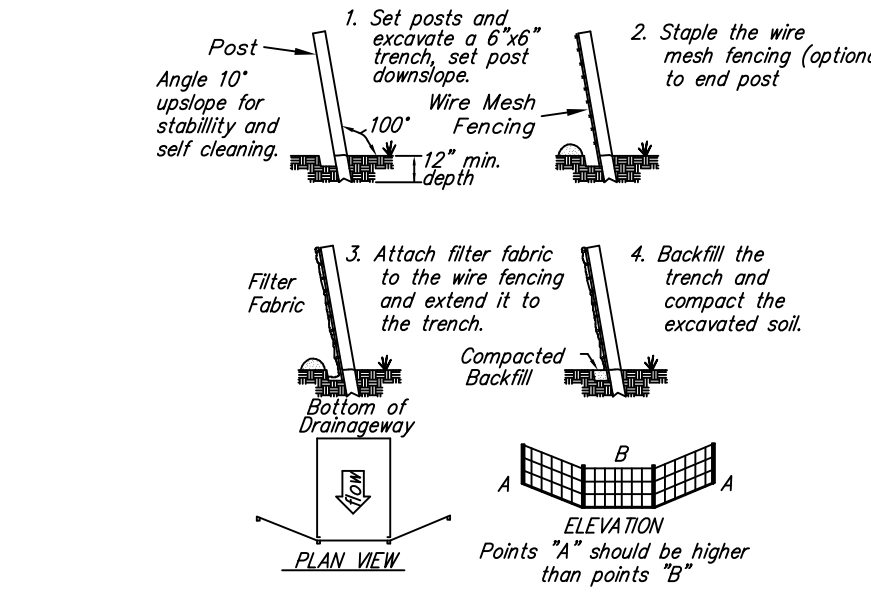
CONCRETE WALK W/INTEGRAL CURB
N.T.S.



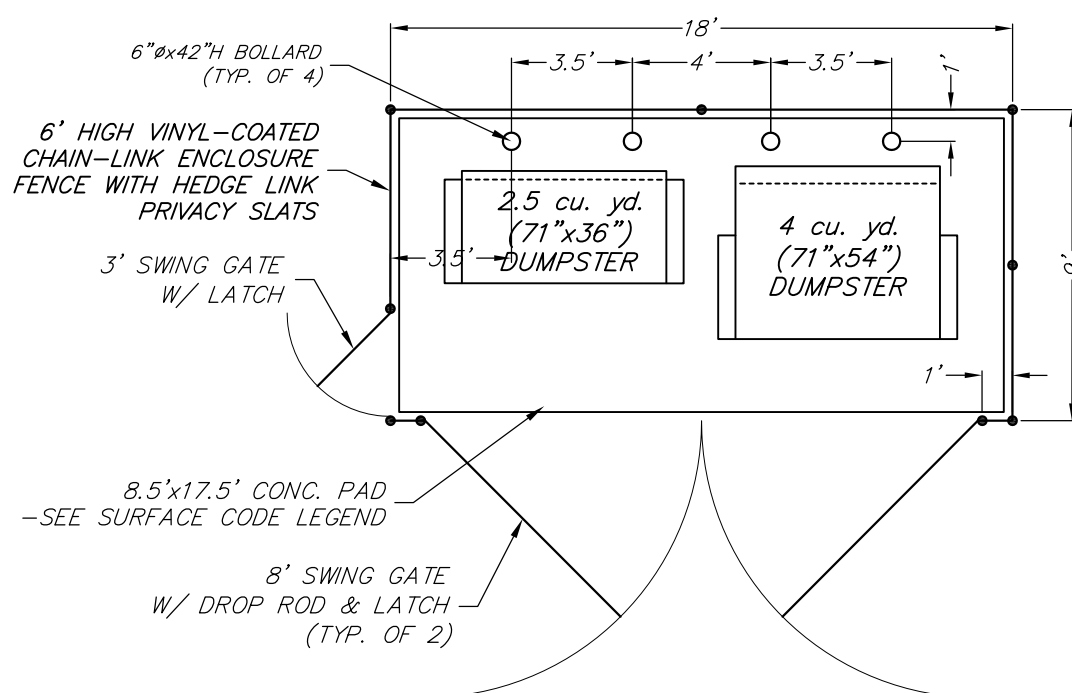
6" BIT. CONC. LIP CURB DETAIL
N.T.S.



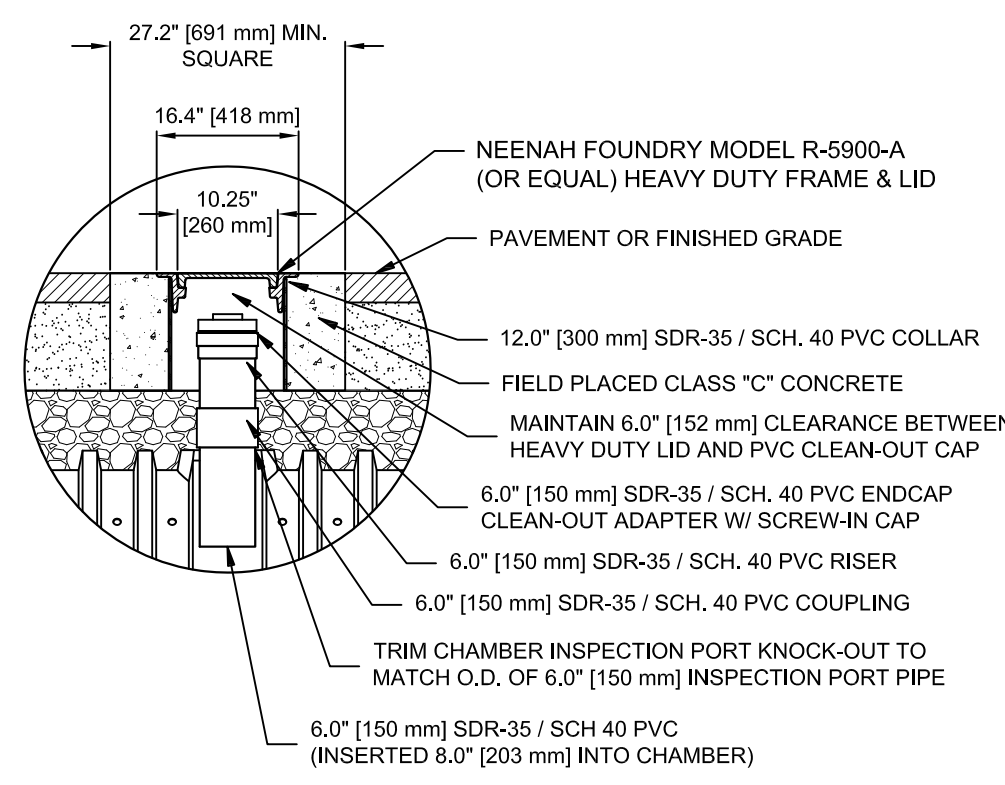
**PLACEMENT OF CONTROL MEASURES
AT CATCH BASINS**
N.T.S.



**PLACEMENT AND CONSTRUCTION OF
A SYNTHETIC FILTER BARRIER**
N.T.S.



**DUMPSTER ENCLOSURE DETAIL
PLAN VIEW**
N.T.S.



INSPECTION PORT DETAIL
NOT TO SCALE

REVISIONS			DETAILS		Job No. 21-06
NO.	DESCRIPTION	DATE	PREPARED FOR		Scale: As Noted
			PITT-CONN HOLDINGS, LLC		Date: 6/14/21
			#60 OXFORD ROAD (CT RT. 67)		Designed: D.W.S.
			OXFORD, CONNECTICUT		Drawn: K.D.K.
			DONALD W. SMITH, JR., P.E.		Sheet: 3 OF 3
			CONSULTING ENGINEER		
			56 GREENWOOD CIRCLE SEYMOUR, CT. 203-888-4904		

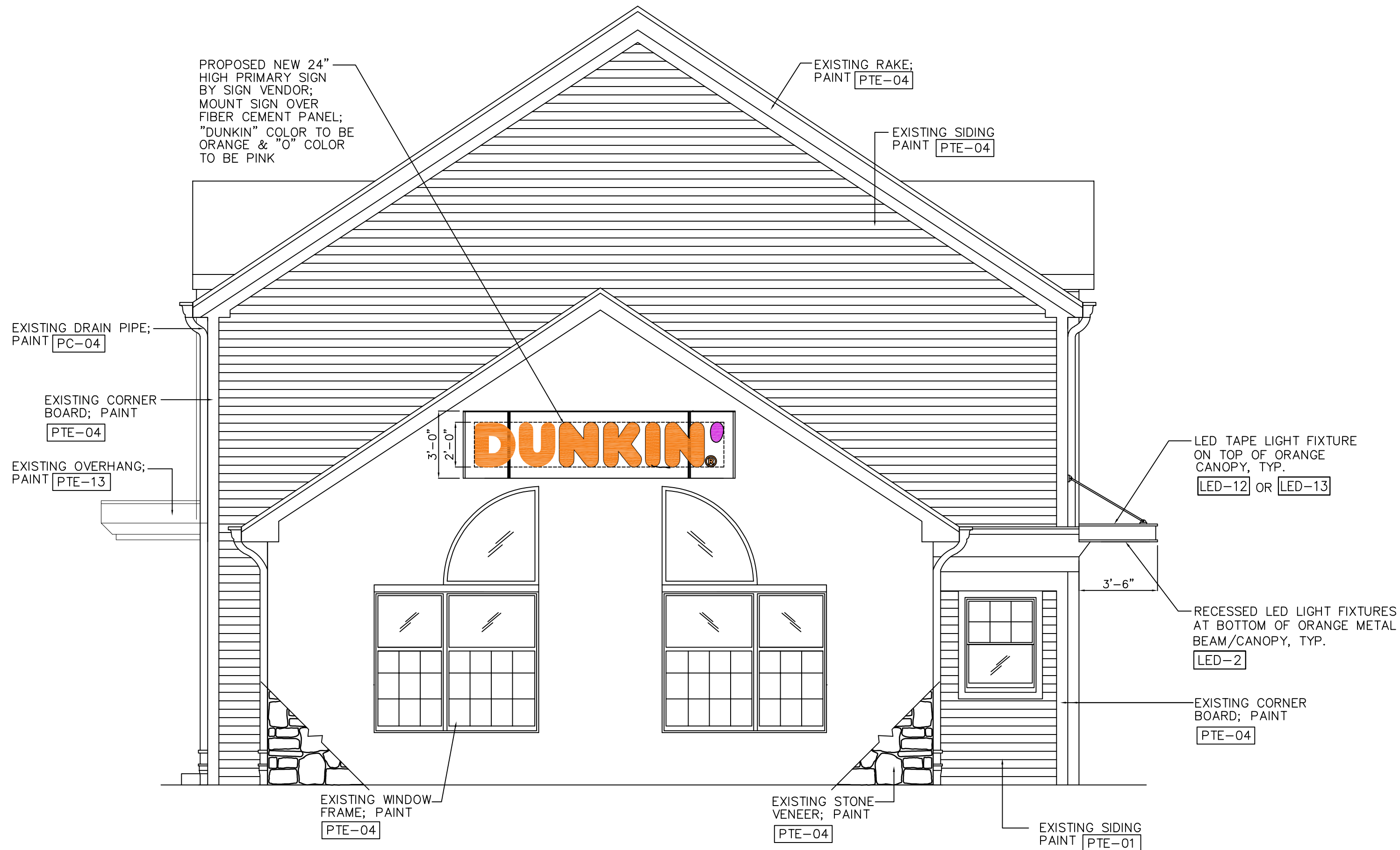
01 GAUNTLET GREY

03 WOOD PATTERN

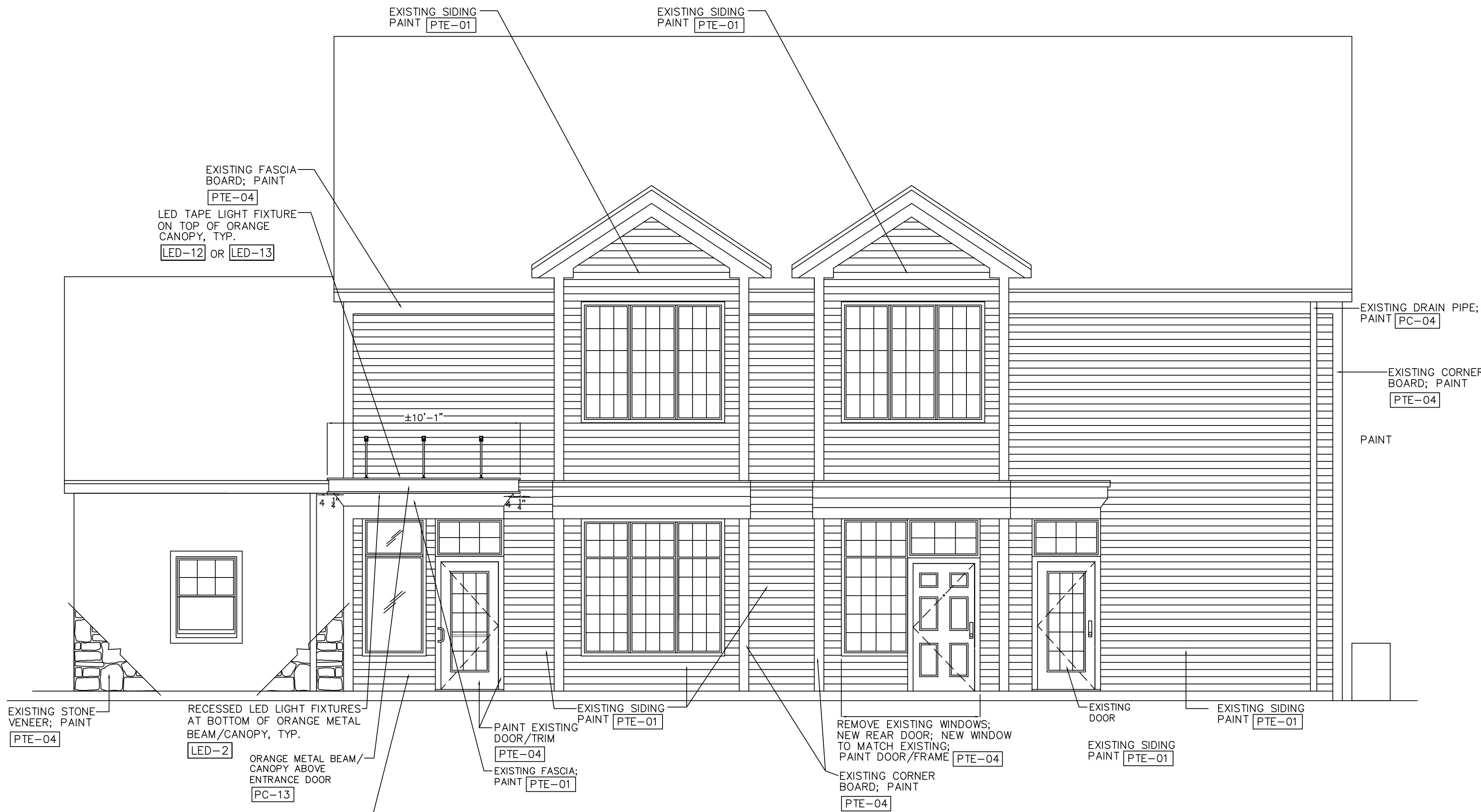
04 OFF WHITE FINISH

12 PINK

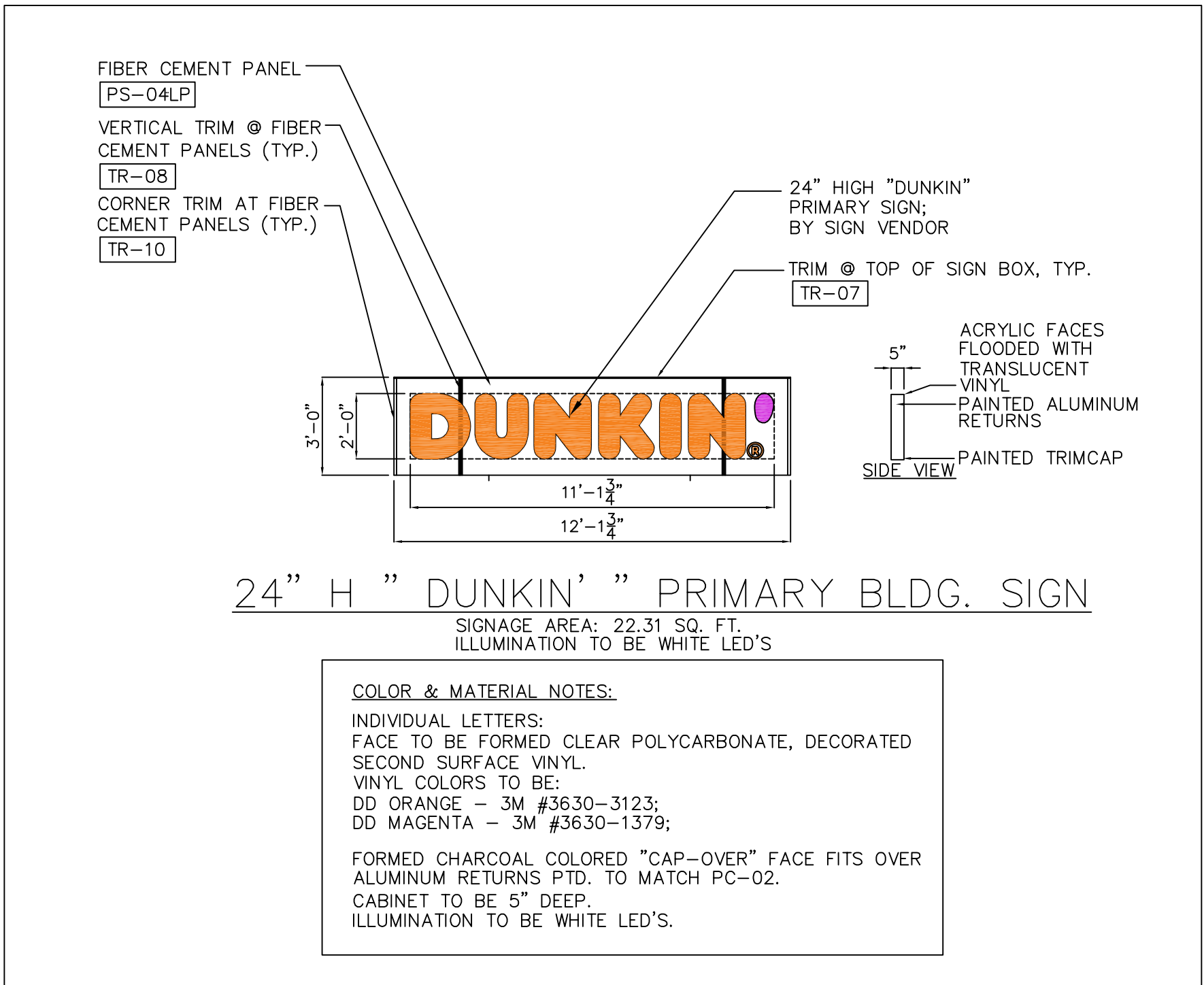
13 ORANGE



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



dunkin'

brands™

JAMES D. SMITH

ARCHITECTS

522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-8920
EMAIL: JAMES@SMITH1@COMCAST.NET

REVISIONS			
NO.	DESCRIPTION	BY	DATE
		JS	

JOB LOCATION:
OXFORD, CT
60 OXFORD ROAD

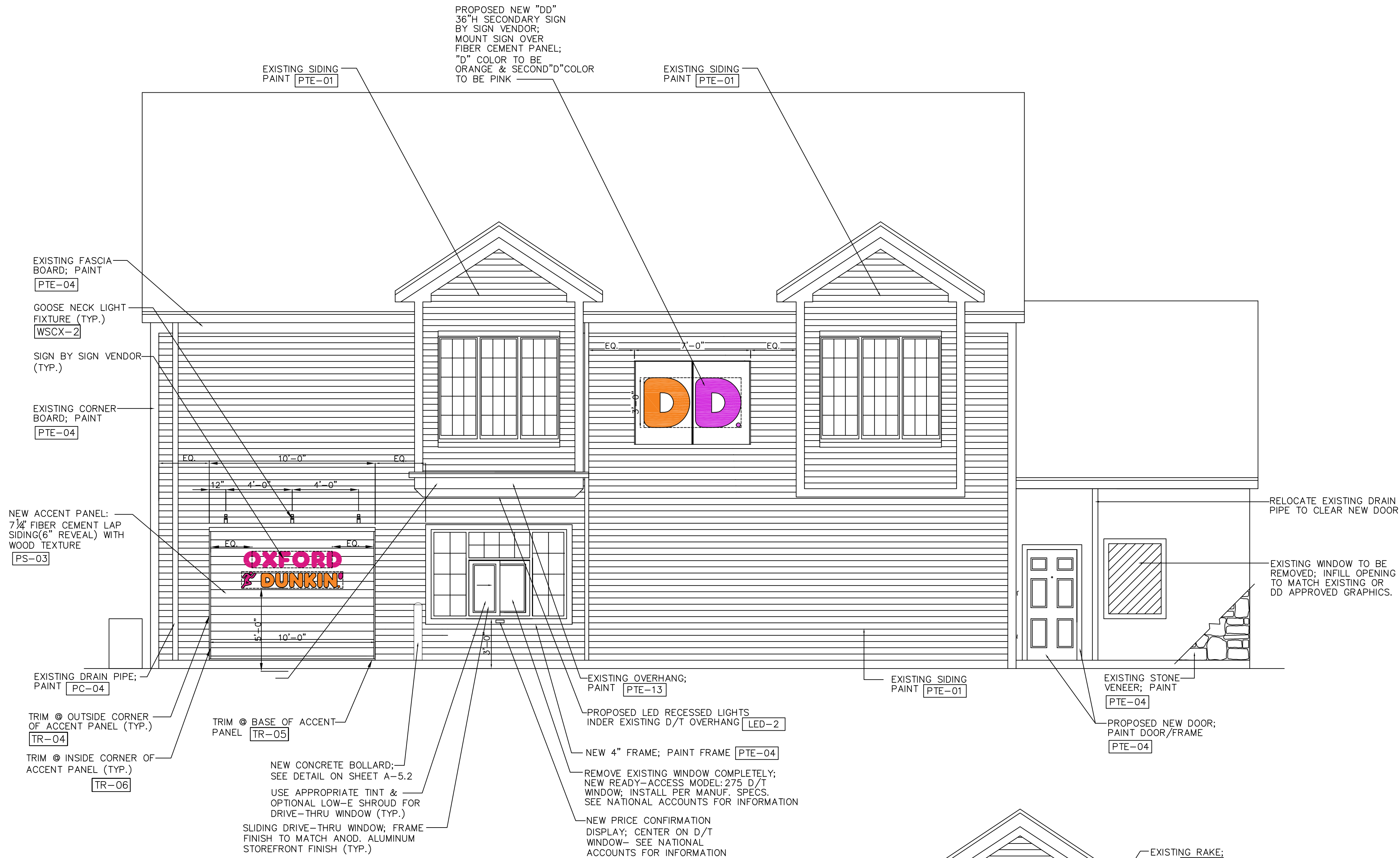
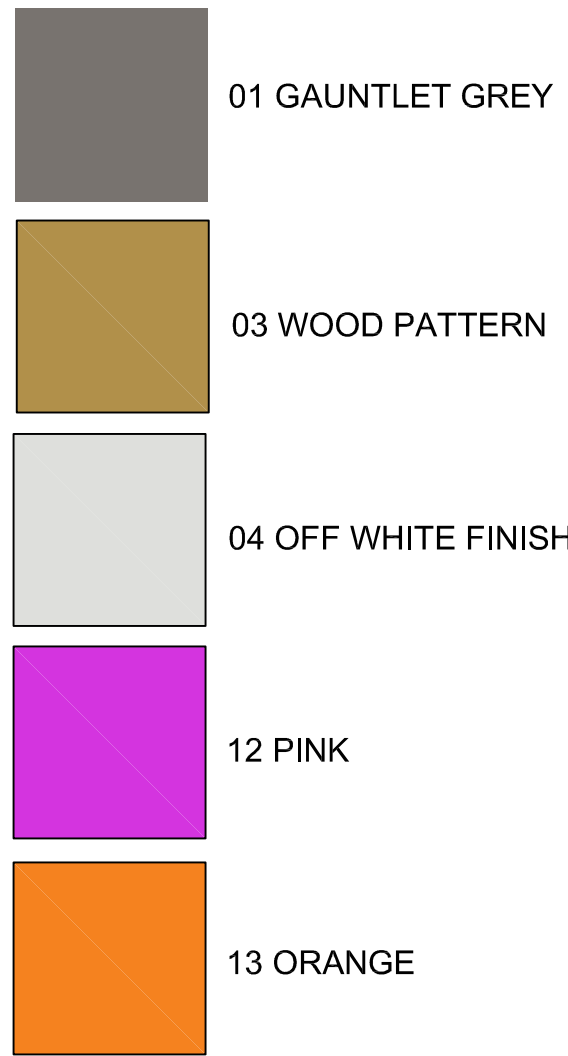
EXTERIOR ELEVATIONS

CONSTRUCTION: REMODEL
IMAGE TYPE: NEXT GEN OMNI
IBD PALETTE

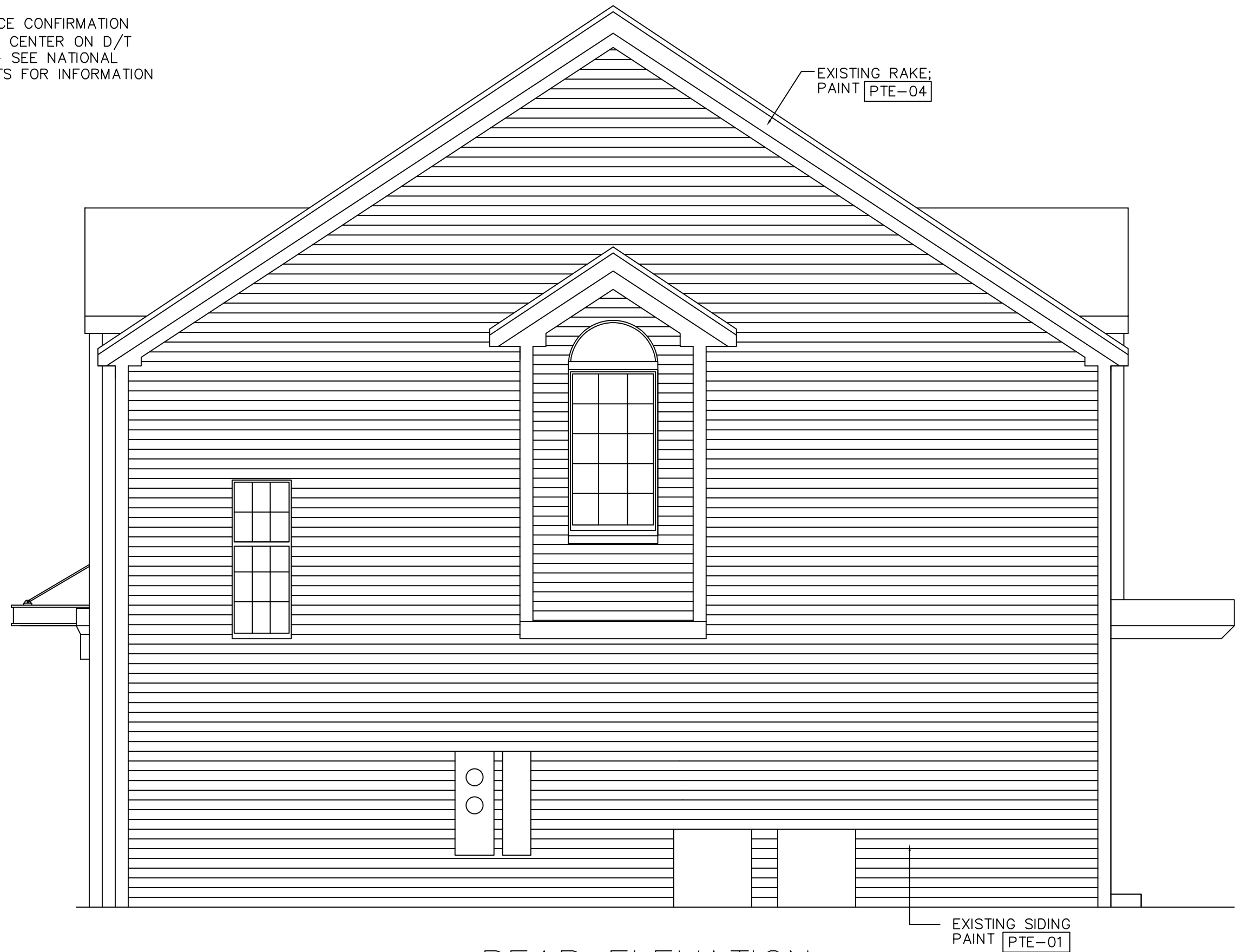
SHEET

A-5.0

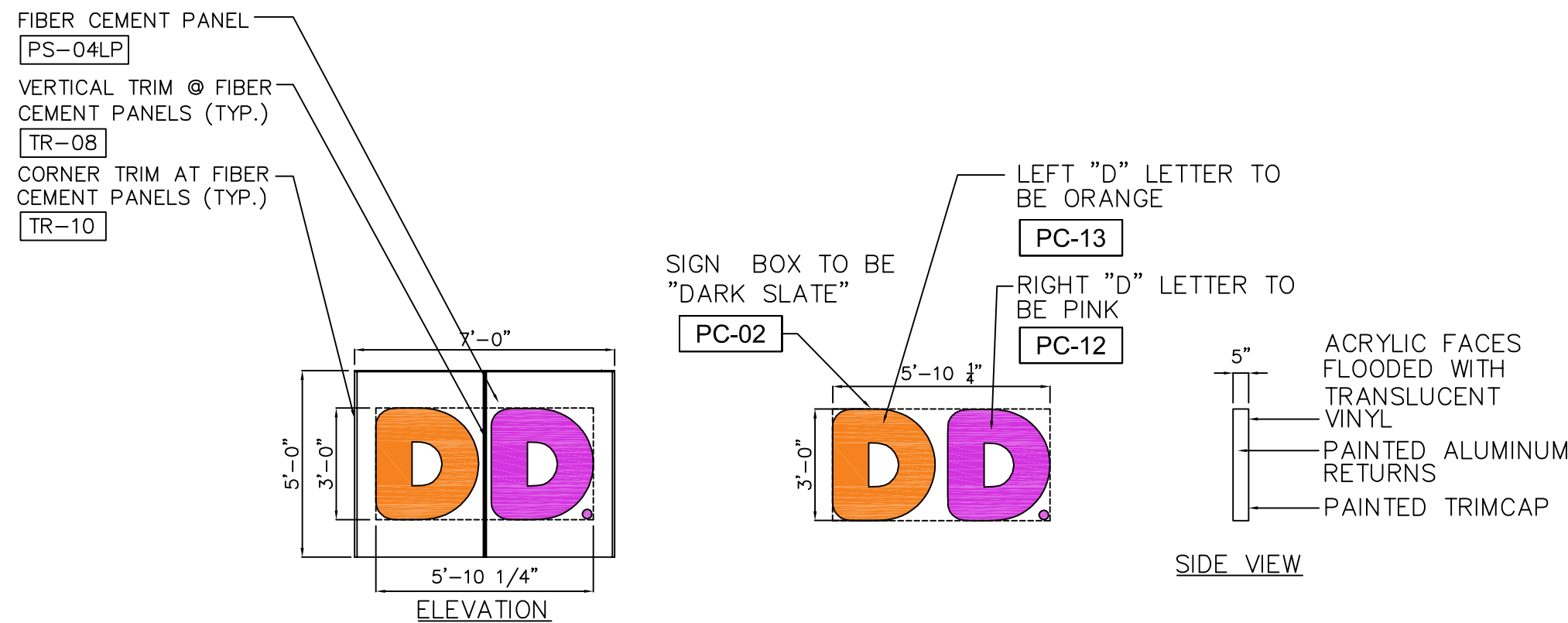
JOB#: D21012
DATE: 08/23/21
PC#: 363430
C.M.: TOM FERRONE



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



36" H " DD " SECONDARY BLDG. SIGN

SIGNAGE AREA: 17.58 SQ. FT.
ILLUMINATION TO BE WHITE LED'S

dunkin'
brands™

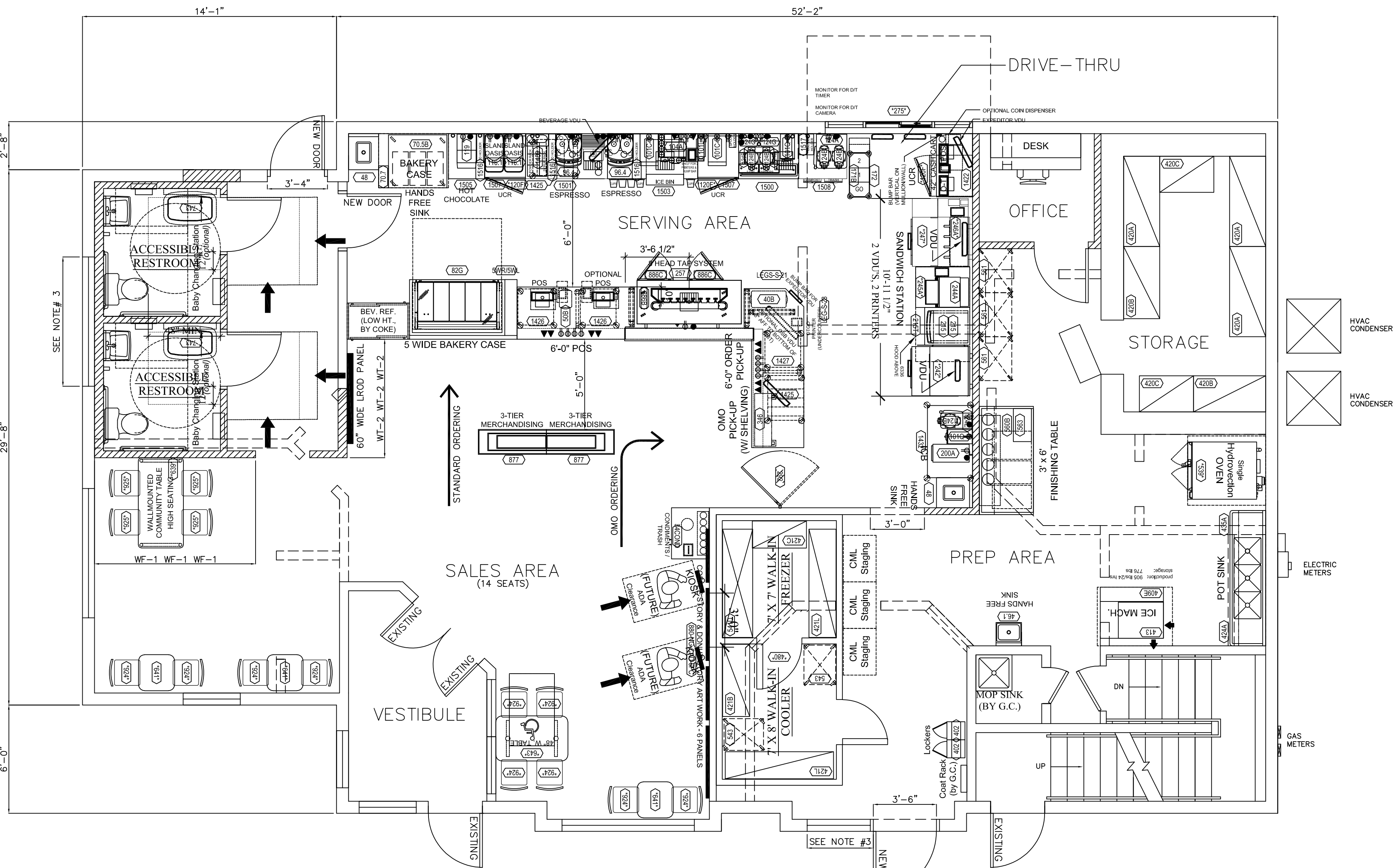
JAMES D. SMITH
ARCHITECTS

522 BAY LANE
CENTERVILLE, MA 01720
PHONE: 978-895-0920
EMAIL: JAMESDSMITH1@COMCAST.NET

REVISIONS			
NO.	DESCRIPTION	BY	DATE
		JS	-

JOB LOCATION: OXFORD, CT 60 OXFORD ROAD	EXTERIOR ELEVATIONS		CONSTRUCTION: REMODEL IMAGE TYPE: NEXT GEN OMNI TBD PALETTE

SHEET	
A-5.1	
JOB#:	D21012
DATE:	08/23/21
PC#:	363430
C.M.:	TOM FERRONE



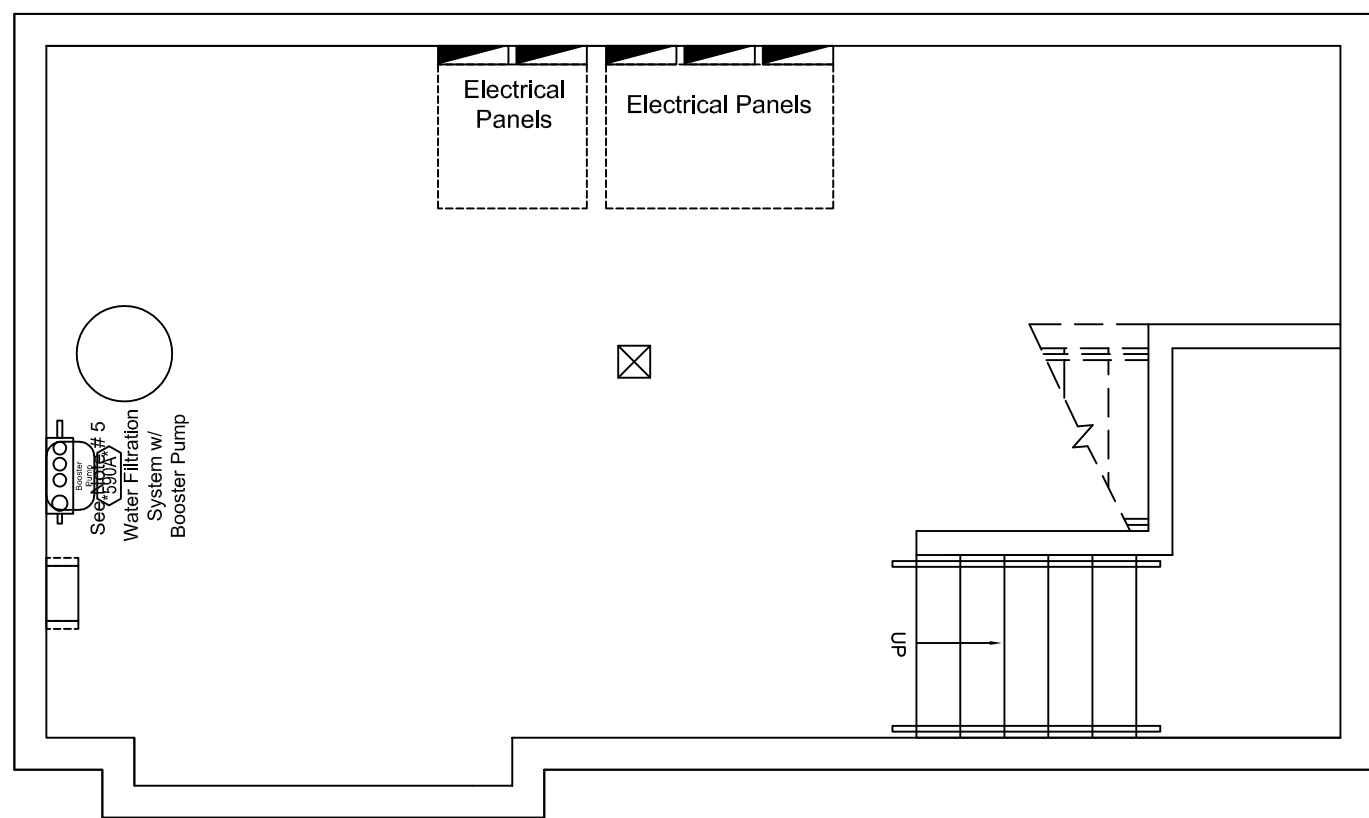
- = OPTIONAL OSB VDU
- = VIDEO DISPLAY UNIT
- = PRINTER
- = PRINTER UNDERCOUNTER
- = FLOOR SINK
- = ELECTRICAL DUPLEX OUTLET
- = ELECTRICAL SINGLE OUTLET
- = SURFACE MOUNTED PLUMBING
- = RECESSED TECHNOLOGY

FLOOR PLAN
SCALE: 1/4" = 1'-0"



896 SF Non-Retail
1542 SF Retail
2438 SF Total

455 SF Basement
14 SEATS



BASEMENT PLAN
SCALE: 1/4" = 1'-0"

NOTES:

- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
- FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
- WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.
- UNSIGHTLY UTILITIES:
TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
- WATER FILTRATION SYSTEM IS NEW.
ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.
- DEFAULT EQUIPMENT FOOTPRINT SHOWN.
ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.

JAMES D. SMITH,
ARCHITECT

35 LOTHROP'S LN.
BARNSTABLE, MA 02668
PHONE: 508-367-8920
EMAIL: JAMESDSMITH1@COMCAST.NET

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	INITIAL	ISSUE	JS

JOB LOCATION:
OXFORD, CT
60 OXFORD ROAD
FLOOR PLAN

IMAGE TYPE: T.B.D.

SHEET
A-1.0

JOB#: D21012
DATE: 08/11/21
PC#: 363430
C.M.: TOM FERRONE

AGENDA ITEM SEPTEMBER 7, 2021

NEW USE PERMIT 248 OXFORD RD / LITTLE RIVER ASSOCEATES

New use: Ice cream shop (Sunday Funday Ice cream LLC)

Applicant: Chelsea Curran, Property owner Terrace G Blake

1.Application # Z.21.128

2.Property listing report

3.Geographic Information system photo

4.Statement of use

5.Applicant acknowledgement form (AAF)

6.Section 4.8.1 Regulations

7.Sign with dimension

8.Sign Rendering

9.Copy of receipt and check 390.00 combined for sign and application.

10. BLANK

11.Truck parking area

12.Interior lay out

13.Photos of truck

PLANNING & ZONING COMMISSION

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

Z#:	<u>2-21-128</u>
Date Rec'd:	<u>8-19-21</u>
Date on Agenda:	<u>9-7-21</u>
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
 Subdivision Name: _____ Date Approved: _____
 Map: _____ Block: _____ Lot: _____ Zoning district: _____

Owner/Applicant

Owner Name: TERENCE G BLAKE
 Owner Address: 3333 MAIN ST STRATFORD CT 06614
 Owner Telephone: 203 258-2997

Applicant Name: SUNDAE FUNDAY ICE CREAM LLC (CHELSEA CURRAN)
 Applicant Address: 79 BENZ ST, ANSONIA CT 06401
 Applicant Telephone: (203) 231-8018

Miscellaneous Information

SECTION 4.8.1

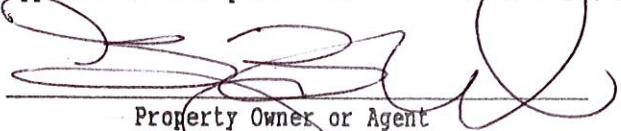
Special Exception: Article _____ Section _____ Yes _____ No _____
 Site Plan Approval: Article _____ Section _____ Yes _____ No _____
 Estimated Cost of Construction: _____
 Variance Granted: _____ Date Granted: _____

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.

 8/20/21
 _____ Date _____

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 _____

#134
390.00 Town Fee
 _____ 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: Steve Piny Date: 8/19/21
 Title: _____
 Reason for Denial _____

ZPA-1
 (Adopted 5/15/97)



Town of Oxford
Property Listing Report

Parcel ID 34/9/22

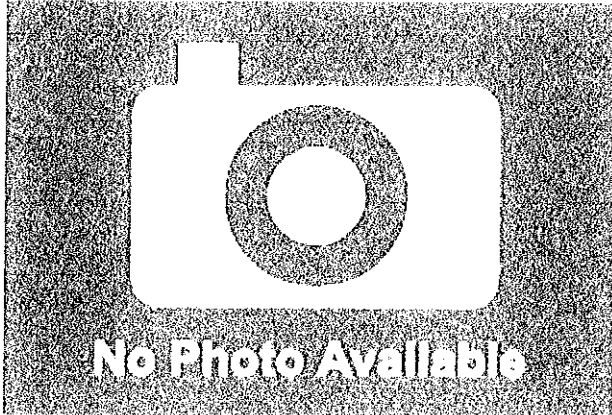
Account G0142100

Property Information

Owner	BLAKE TERENCE G
Address	248 OXFORD RD
Mailing Address	3333 MAIN ST STE 200 STRATFORD , CT 06614
Land Use	- Commercial
Land Class	C

Census Tract	
Neighborhood	C02
Zoning	COMM
Acreage	3.2
Utilities	
Lot Setting/ Desc	/

Photo



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	1206500	844600
Outbuildings	4000	2800
Improvements	1210500	847400
Extras	0	0
Land	633600	443500
Total	1844100	1290900
Previous		

Construction Details

Year Built	
Stories	1.00
Building Style	Shopping Center
Building Use	Comm/Ind
Building Condition	Average
Total Rooms	
Bedrooms	
Full Bathrooms	0
Half Bathrooms	
Bath Style	n/a
Kitchen Style	n/a
Roof Style	Flat
Roof Cover	Tar & Gravel

EXTERIOR WALLS:

Primary	Brick Veneer
Secondary	

INTERIOR WALLS:

Primary	Drywall/Sheet
Secondary	

FLOORS:

Primary	Hardwood
Secondary	Ceram Clay Til

HEATING/AC:

Heating Type	Forced Air-Duc
Heating Fuel	Gas
AC Type	Central

BUILDING AREA:

Effective Building Area	
Gross Building Area	
Total Living Area	

SALES HISTORY:

Sale Date	11/1/2019
Sale Price	875000
Book/ Page	433/ 436

2



Date Printed: 8/19/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Oxford and its mapping contractors assume no legal responsibility for the information contained herein. The wetland soils mapping presented on this web site is approximate and may contain errors. This mapping data is not to be used for any judgement on whether or not a property is or is not in a wetland area. It is for reference purposes only.

Approximate Scale: 1 inch = 100 feet

0 100
Feet



248 OX. RD

3



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 # 2-21-128
Date: 8-19-21

STATEMENT OF USE
Article 11, Section 2

Property Address: 248 OXFORD RD Zone: _____ Map: _____ Block: _____ Lot: _____

Name and Address of Owner: TERENCE G. BLAKE, 3333 MAIN ST STE 200, STRATFORD CT

Name and Address of Applicant: SUNDAE FUNDAY ICE CREAM, LLC (MICHAEL & CHELSEA) 06614
79 BENZ ST ANSONIA, CT 06401 CURRAN CURRAN

Name of Proposed Business: SUNDAE FUNDAY ICE CREAM

Total Square Footage: 1200 sq ft

Hours of Operation: Tues thru Sun : Tues thru Fri 2pm-9pm, Sa & Su 12pm-10pm

Number of Employees: 3

List Hazardous and/or Chemicals Material on site: NU-Foam Ammonia sanitizing Tablets

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

PLEASE SEE ATTACHED

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

8/19/21
Date

4

Statement of Use

Sundae Funday Ice Cream will utilize this space as an ice cream shop with a unique customizable component. Vanilla and chocolate hard ice cream flavors, sourced from the award-winning Big Dipper Ice Cream Parlor in Prospect, CT, will be used as the base to create shakes and soft serve-esque swirls utilizing a special machine. The machine transforms the hard ice creams with mix-in candies and cereals to create new "flavors" of the customer's choice. The ice creams will be served in cups or waffle cones, purchased through a vendor. The vendor source of our hard ice cream will not be publicly displayed/advertised in the store, but would be disclosed upon request.

We plan to provide indoor seating for up to 11 customers at a time, with one handicap-equipped bathroom for use. We will have 2-3 employees per shift, creating job opportunities for local citizens. Hours of operation will be Tues-Thurs 2-9pm, Fri 2-10pm, and Sa/Su 12-10pm.

The shop will be owned and managed by husband and wife team Michael and Chelsea Curran. We recently purchased land in Oxford and are excited to join the community as both homeowners and business owners. We look forward to giving back to the town with future sports program fundraisers, local event appearances, and more. Chelsea is 51% business owner, qualifying Sundae Funday as a woman-owned business.

We plan to park our existing mobile operation, the Sundae Funday Ice Cream Bus, at the back parking area of the building when it is not in operation servicing off-premises events. We will store the hard ice cream and toppings/paper goods for both the store and bus in freezers/on shelving units, respectively, within the store. The bus is equipped with it's own sinks/fridge/freezers etc. and will only use the store as a "home base"/restocking station.

2-21-128

**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, Chelsea Curran, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # USE 2-21-128, including, but not limited to:

SECTION 4.8 ENCLOSED

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)

Chelsea Curran

Applicant Signature

[Signature]

Date: 8/19/21

Witness Name

STEVEN MANNARY

Witness Signature

[Signature]

Date: 8/19/21

following purposes and subject to the following conditions:

- 4.7.1** For the erection or location of a temporary building or temporary structure, such as a garage, tool shed, storage shed, or like structure, necessary in connection with construction of a building or structure, provided that the building will not be used for living quarters. The Commission shall prescribe specific time limits for use and removal of the temporary building or temporary structure. It shall be located so as to comply with the setbacks required for dwellings and other buildings.
- 4.7.2** For the temporary use and erection of a tent or like structure on a conforming lot, or a trailer, tent or like structure on a nonconforming lot if the lot lies within the Under the Rock Subdivision as presently constituted, for personal occupancy by the owner of such lot, provided that the temporary approved Zoning Permit Application is issued for not more than 120 days in any calendar year. After 120 days, the trailer, tent or like structure must be removed from the premises.
- 4.7.3** Trailer, camper or mobile home may be used for living quarters, for a period not exceeding six (6) months, provided that it is located on a lot for which an approved Zoning Permit Application has been issued for a permanent residence, and provided the temporary unit is occupied by the contemplated occupant of the permanent residence.

Section 4.8 – Zoning Certificate of Compliance – Intent

The intent of Article 4, Section 8 is to define the areas of responsibilities of the Planning and Zoning Commission and to differentiate them from the Building Department of the Town of Oxford. Article 4, Section 8 is designed to insure that the rules and regulations of the Planning and Zoning Commission are adhered to during the development of a parcel of land or the reuse of an existing building (herein referred to as the project.) This section also allows the developer to indicate on the Zoning Permit Application if the project is to be developed in one or several phases. The Planning and Zoning Commission or its authorized agent will issue a Zoning Certificate of Compliance once a project, or a phase of a project, is completed provided that the Commission or its authorized agent determines that the property is in compliance with all Zoning Regulations, Subdivision Regulations, Inland Wetlands Regulations, and all Town Ordinances or other applicable regulations. To successfully complete a project in the Town of Oxford, a developer must: (1) file a complete Zoning Permit Application; (2) possess a valid approved zoning permit application before beginning work; and (3) possess a Zoning Certificate of Compliance before obtaining a Certificate of Occupancy from the Building Department of the Town of Oxford.

- 4.8.1** For all construction requiring a site plan, no land shall be used and no buildings occupied or other structure shall be used or occupied until a Zoning Certificate of Compliance is issued by the Planning & Zoning Commission or its authorized agent, showing that the construction and intended occupancy are in accordance with these Regulations, and are consistent with the approved Zoning Permit Application.

- A) When a permitted use is changed to another permitted use, an approved Zoning Permit Application is required for the new use.
- B) The Zoning Certificate of Compliance is required before application can be made for the Certificate of Occupancy.

SUNDAE FUNDAY

ice cream creations



3'x8'
248
OXFORD
RD

7/8

© 2001 REDIFORM® S1657N-CL

2
21
128

DATE 8-19-21 **RECEIPT** 293240
RECEIVED FROM CURRAN
ADDRESS 79 BENZ ST
FOR NEW USE SIGN DOLLARS \$ 390.00
248 OX RD

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	134
BALANCE DUE		MONEY ORDER	

BY [Signature]
©2001 REDIFORM® S1657N-CL

Chelsea Curran
Michael Curran
70 Benz St
Ansonia, CT 06401

8/19/2021

134

CHECKSAFE

PAY TO THE ORDER OF Town of Oxford \$ 390.00
Three hundred ninety ⁰⁰/₁₀₀ DOLLARS

Sikorsky Credit Union

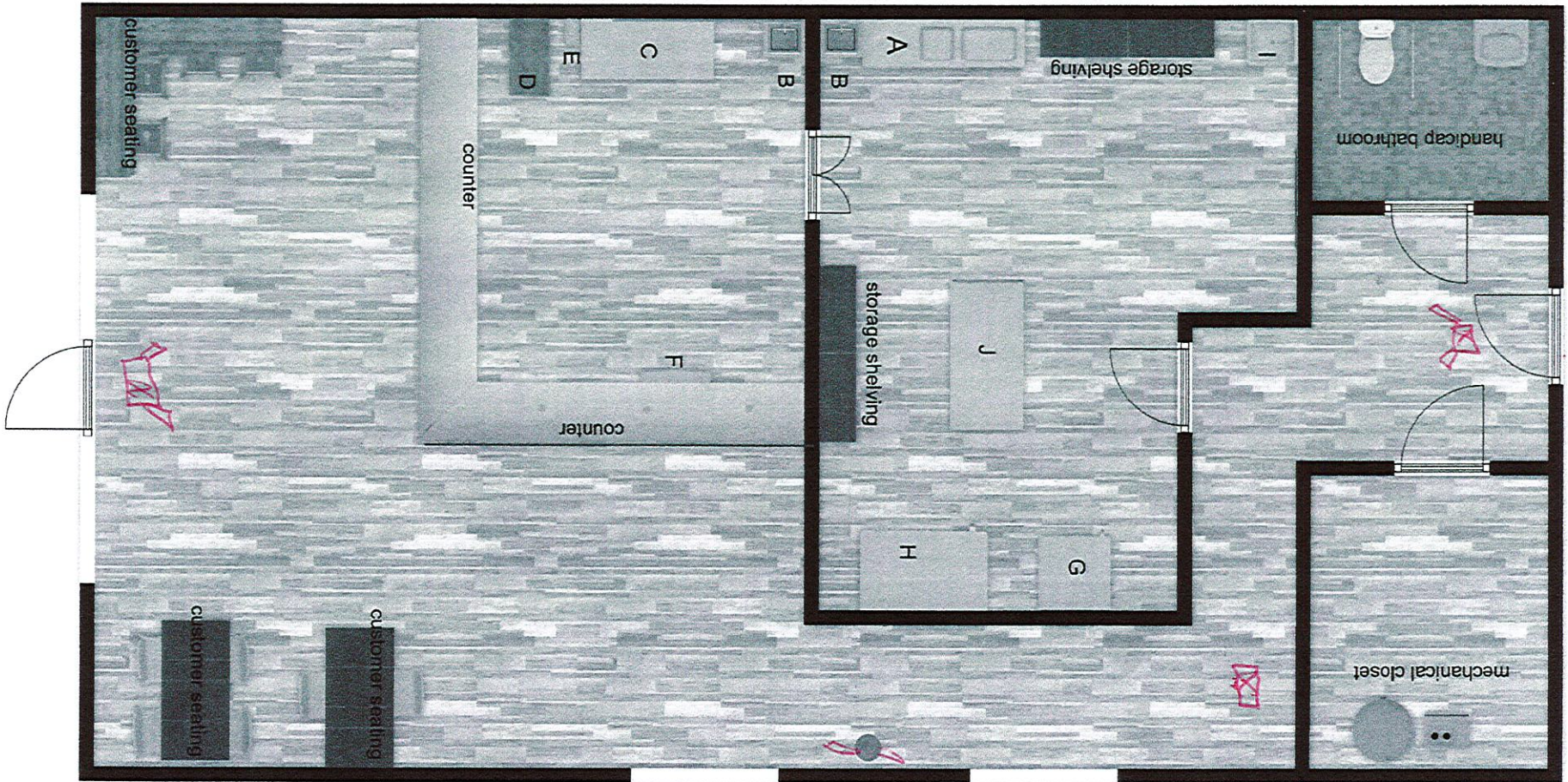
FOR 248 Oxford Sign + Application fees [Signature]

9

248
OX
RD



23' 10 1/2" 16' 1 3/4" 8' 1/4"



40' 5 5/8" 8' 7/8"

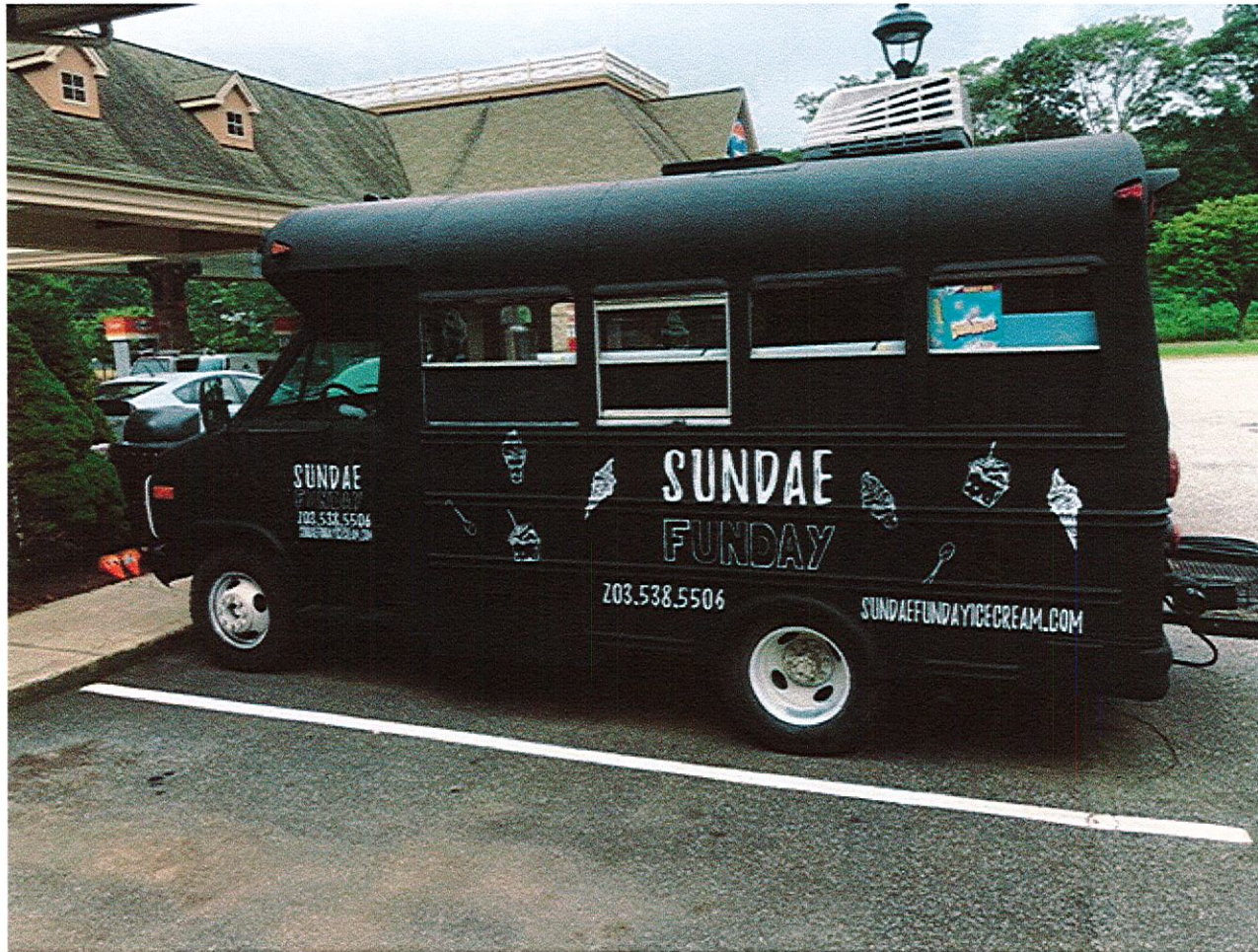
50' 1/4"

2x4 Interior STEEL STUDS

21

248 OXFORD RD

13





AGENDA ITEM SEPTEMBER 7, 2021 (Z.21.129)

NEW USE PERMIT 297 OXFORD RD/ (UPS DROP OFF POINT/SIGN)

ENCLOSED

1. Application # Z.21.129
2. Property listing report
3. Geographic Information system photo
4. Statement of use
5. Applicant acknowledgement form (AAF)
6. Section 4.8.1 Regulations
7. Sign with dimension
8. Sign Rendering
9. Copy of receipt and check 390.00 combined for sign and application.
10. Consent form from owner of the property (Louis Scianna)268 Oxford Rd.
11. Exterior photos
12. Lay out of interior

PLANNING & ZONING COMMISSION

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

Z#:	2-21-129
Date Rec'd:	8-19-21
Date on Agenda:	9-7-21
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: 297 OXFORD RD
 Subdivision Name: _____ Date Approved: _____
 Map: _____ Block: _____ Lot: _____ Zoning district: _____

Owner/Applicant

Owner Name: LOUIS SCIANNA
 Owner Address: 268 OXFORD RD, OXFORD
 Owner Telephone: 203-888-0383
 Applicant Name: John Bedosky
 Applicant Address: 297 OXFORD RD
 Applicant Telephone: 203-772-5304

Miscellaneous Information

SECTION 4.8.1

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.

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 _____

[Signature]
 Property Owner or Agent

8/19/21
 Date

486 Town Fee
390.00 State Fee
390.00 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: 8/19/21
 Title: _____
 Reason for Denial: 250

ZPA-1
 (Adopted 5/15/97)

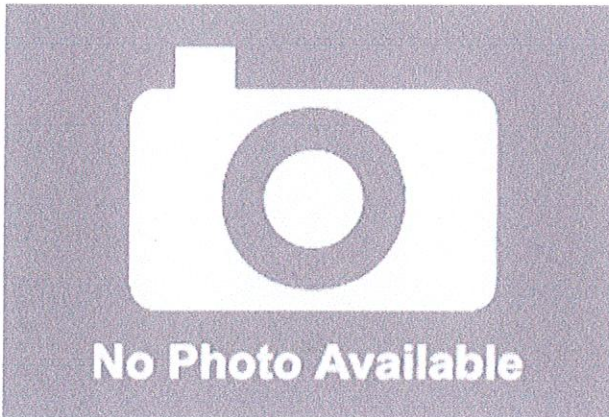


Property Information

Owner	SCIANNA LOUIS & BARBARA
Address	297 OXFORD RD
Mailing Address	268 OXFORD RD OXFORD , CT 06478
Land Use	- Commercial
Land Class	c

Census Tract	
Neighborhood	C02
Zoning	
Acreage	1.94
Utilities	
Lot Setting/ Desc	/

Photo



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	112300	78600
Outbuildings	42400	29700
Improvements	154700	108300
Extras	0	0
Land	113400	79400
Total	313600	219600
Previous		

Construction Details

Year Built	
Stories	1.5
Building Style	Store
Building Use	Comm/Ind
Building Condition	Below Average
Total Rooms	
Bedrooms	
Full Bathrooms	0
Half Bathrooms	
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Asphalt

EXTERIOR WALLS:

Primary	Wood Shingle
Secondary	

INTERIOR WALLS:

Primary	Drywall
Secondary	Plaster

FLOORS:

Primary	Hardwood
Secondary	

HEATING/AC:

Heating Type	Forced Hot Air
Heating Fuel	Oil
AC Type	None

BUILDING AREA:

Effective Building Area	
Gross Building Area	
Total Living Area	

SALES HISTORY:

Sale Date	11/30/1992
Sale Price	0
Book/ Page	165/ 201



Date Printed: 8/19/2021



297
Oxford
RD

DBA:
Oxford
CLEANERS

BUDDY'S
FUEL

MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Oxford and its mapping contractors assume no legal responsibility for the information contained herein. The wetland soils mapping presented on this web site is approximate and may contain errors. This mapping data is not to be used for any judgement on whether or not a property is or is not in a wetland area. It is for reference purposes only.

Approximate Scale: 1 inch = 75 feet

0 75
Feet

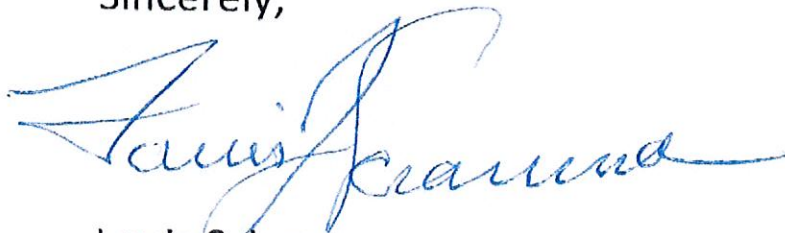


③

To: Planning & Zoning Commission
From: Louis Scianna
Date 8/19/21
RE: UPS Application for 297 Oxford Road

Please use this letter as authorization that John M. Bedosky (applicant) can represent me at the Planning & Zoning Meeting(s) in regards to his application to accept UPS packages at my property at 297 Oxford Rd, Oxford.

Sincerely,



Louis Scianna



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 #: 2-21-129
Date: _____

STATEMENT OF USE

Article 11, Section 2

Property Address: 297 Oxford Zone: _____ Map: _____ Block: _____ Lot: _____

Name and Address of Owner: Louis Sciarra

Name and Address of Applicant: John Bedaty, 9 Hill View Lane

Name of Proposed Business: OXFORD WOODWORKING

Total Square Footage: 1600

Hours of Operation: M-F 9-6, SAT 9-2

Number of Employees: 1

List Hazardous and/or Chemicals Material on site: N/A

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

SEE ATTACHED

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

8/19/21
Date

4

Statement Of Use

Oxford Dry Cleaners would like to add UPS Access Point to our drop off dry cleaning services.

This will allow customers to pick up and drop off packages from our store in lieu of driving to Seymour or Southbury.

Packages are scanned in or out with a phone or tablet. Customer must bring their own label as we are simply a drop location and do not print or produce labels. UPS will pick up once a day.

We anticipate 15-20 packages daily.

If allowed, we would like to put a free-standing sign as shown in front of the store so customers will know that we are the UPS location. If not, we will not use any signage except for a small window decal that measures 12 inches by 18 Inches, if that is allowed.

UPS will list our location on their website as an authorized drop off location.

This will be a very convenient location for Oxford residents to drop off their UPS packages.

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, John Bedosky, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # _____, including, but not limited to:

SECTION 4.8

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)

John Bedosky

Applicant Signature

[Signature]

Date: 8/19/21

Witness Name

STEVE MAHARY

Witness Signature

[Signature]

Date: 8/19/21

4.7.1 For the erection or location of a temporary building or temporary structure, such as a garage, tool shed, storage shed, or like structure, necessary in connection with construction of a building or structure, provided that the building will not be used for living quarters. The Commission shall prescribe specific time limits for use and removal of the temporary building or temporary structure. It shall be located so as to comply with the setbacks required for dwellings and other buildings.

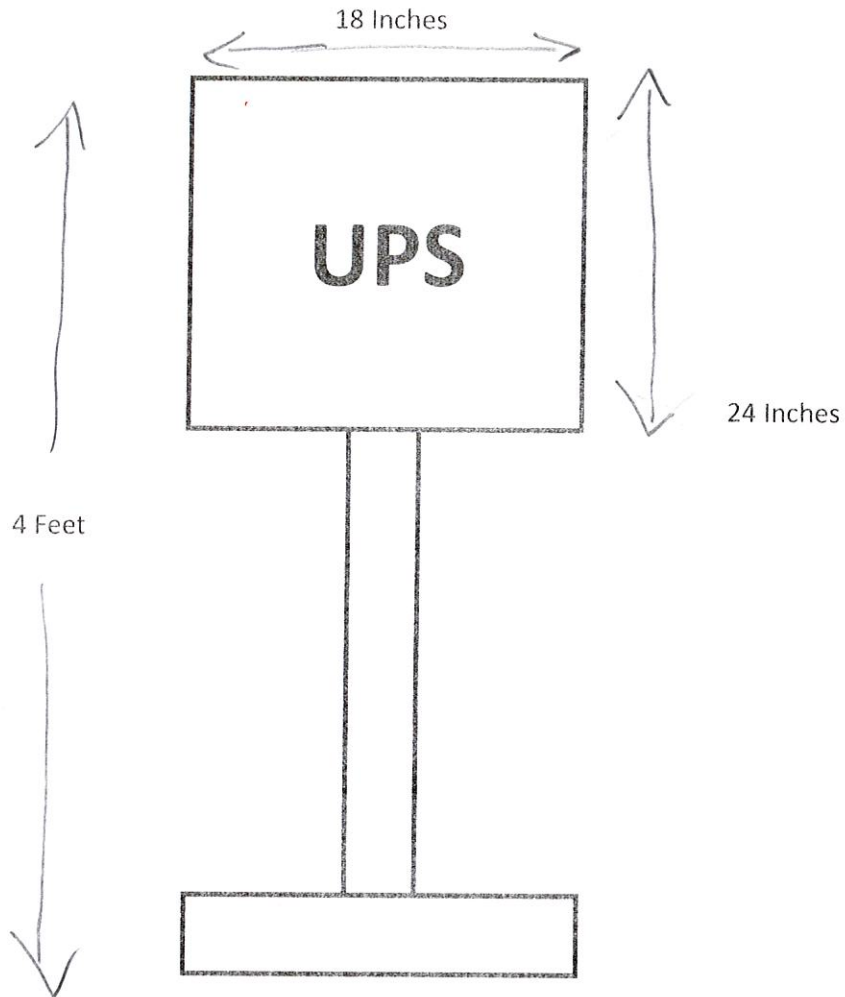
4.7.2 For the temporary use and erection of a tent or like structure on a conforming lot, or a trailer, tent or like structure on a nonconforming lot if the lot lies within the Under the Rock Subdivision as presently constituted, for personal occupancy by the owner of such lot, provided that the temporary approved Zoning Permit Application is issued for not more than 120 days in any calendar year. After 120 days, the trailer, tent or like structure must be removed from the premises.

4.7.3 Trailer, camper or mobile home may be used for living quarters, for a period not exceeding six (6) months, provided that it is located on a lot for which an approved Zoning Permit Application has been issued for a permanent residence, and provided the temporary unit is occupied by the contemplated occupant of the permanent residence.

The intent of Article 4, Section 8 is to define the areas of responsibilities of the Planning and Zoning Commission and to differentiate them from the Building Department of the Town of Oxford. Article 4, Section 8 is designed to insure that the rules and regulations of the Planning and Zoning Commission are adhered to during the development of a parcel of land or the reuse of an existing building (herein referred to as the project.) This section also allows the developer to indicate on the Zoning Permit Application if the project is to be developed in one or several phases. The Planning and Zoning Commission or its authorized agent will issue a Zoning Certificate of Compliance once a project, or a phase of a project, is completed provided that the Commission or its authorized agent determines that the property is in compliance with all Zoning Regulations, Subdivision Regulations, Inland Wetlands Regulations, and all Town Ordinances or other applicable regulations. To successfully complete a project in the Town of Oxford, a developer must: (1) file a complete Zoning Permit Application; (2) possess a valid approved zoning permit application before beginning work; and (3) possess a Zoning Certificate of Compliance before obtaining a Certificate of Occupancy from the Building Department of the Town of Oxford.

- 4.8.1** For all construction requiring a site plan, no land shall be used and no buildings occupied or other structure shall be used or occupied until a Zoning Certificate of Compliance is issued by the Planning & Zoning Commission or its authorized agent, showing that the construction and intended occupancy are in accordance with these Regulations, and are consistent with the approved Zoning Permit Application.

- A) When a permitted use is changed to another permitted use, an approved Zoning Permit Application is required for the new use.
- B) The Zoning Certificate of Compliance is required before application can be made for the Certificate of Occupancy.



②



Access Point™

*Conveniently pick up and
drop off packages here.*

ups.com/accesspoint



© 2001 REDIFORM • S1657N-CL

2
21
129

DATE 8-19-21 **RECEIPT** 293244
RECEIVED FROM JOHN PEDOSKY
ADDRESS 227 OX RD DOLLARS \$ 390.00
FOR USE

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	<u>460</u>
BALANCE DUE		MONEY ORDER	

BY [Signature]
©2001 REDIFORM® S1657N-CL

**JMB REALTY HOLDINGS LLC
D/B/A BURGERS & BURRITOS**
760 A MAIN ST S
SOUTHBURY, CT 06488

486

51-7229/2211
2

8/19/21

Date

CHECK ARMOR
FRAUD PROTECTION

Pay to the Order of Town of Oxford \$ 390.00
Three hundred ninety and 00/100 Dollars



Photo
Safe
Deposit®
Details on back



Newtown Savings Bank
The Power of Local

For UPS - Approval

[Signature]

MP

9



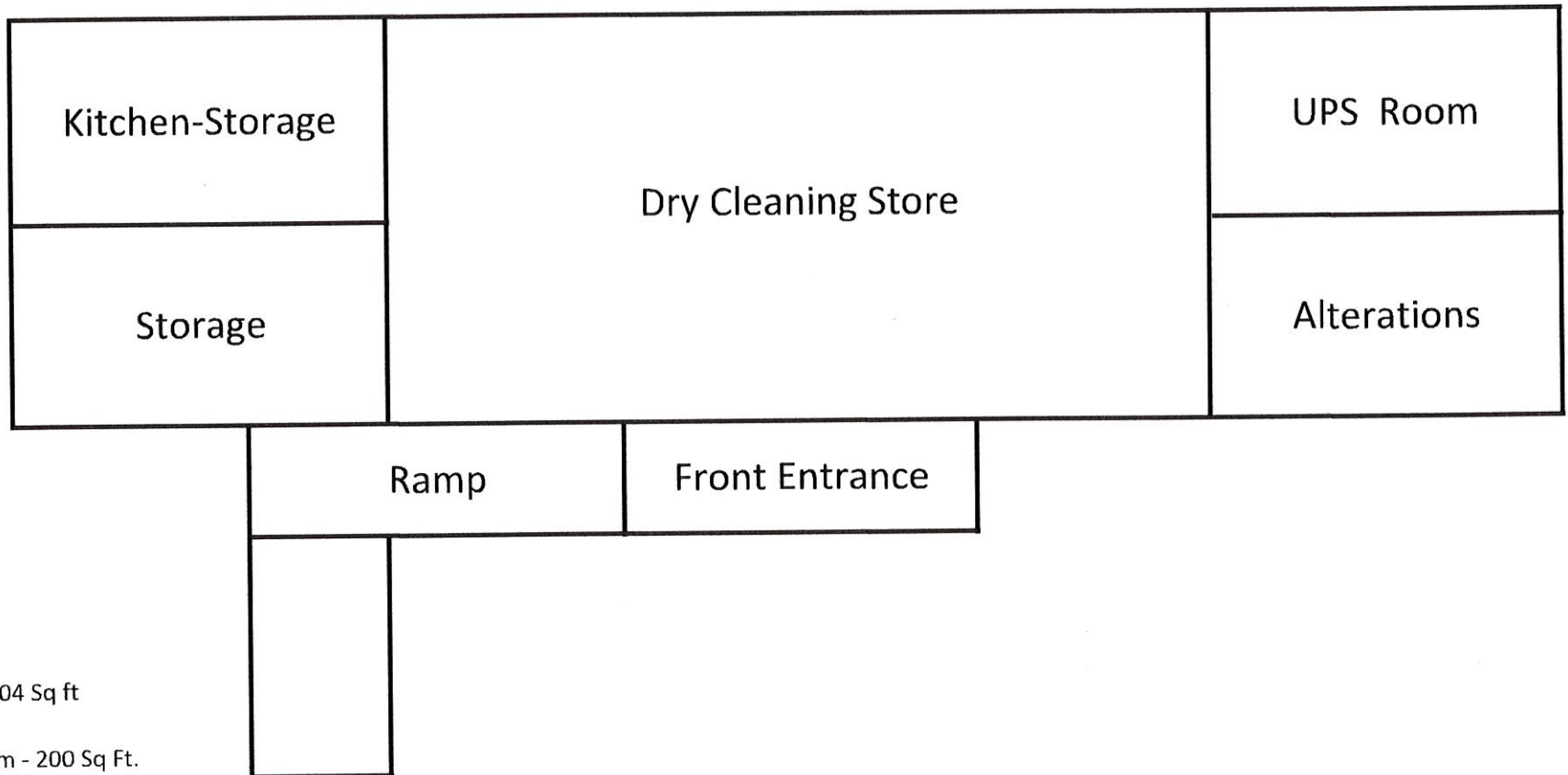
297 OXFORD RD

11



297 OXFORD RD

297 OXFORD RD



Store = 1404 Sq ft

UPS Room - 200 Sq Ft.

21

AGENDA ITEM SEPTEMBER 7, 2021 (Z.21.132)

NEW USE PERMIT 312 OXFORD RD/ I95 SIGNS RETAIL OFFICE)

ENCLOSED

1. Application # Z.21.132
 2. Property listing report
 3. Geographic Information system photo
 4. Statement of use
 5. Applicant acknowledgement form (AAF)
 6. Section 4.8.1 Regulations
 7. Sign with dimension
 8. Sign Rendering
 9. Copy of receipt and check 390.00 combined for sign and application.
 10. Consent form from owner of the property (Walter R. Archer) 312 Oxford Rd.
 11. Photo of Box Truck
 12. Lay out of interior
-

PLANNING & ZONING COMMISSION

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

7:30

Z#:	2-21-132
Date Rec'd:	8-27-21
Date on Agenda:	9-7-21
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: 312 Oxford Rd
Subdivision Name: N/A Date Approved: _____
Map: 34 Block: 9 Lot: 29 Zoning district: Comm.

Owner/Applicant

Owner Name: IGS Sign (Joe Bottone)
Owner Address: 300 Honeyspot Rd, Stratford, CT 06615
Owner Telephone: 203 974-9304 (cell)
Applicant Name: IGS Sign (Joe Bottone)
Applicant Address: 300 Honeyspot Rd, Stratford, CT 06615
Applicant Telephone: 203 974-9304 (cell)

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.


Property Owner or Agent

8-27-21
Date

Purpose

☐ New Home
☐ Addition
☐ Garage
☐ Cottage Business
☐ Swimming Pool IG AG

☒ Sign
☐ Shed
☐ Barn
☒ Change of Use
☐ Excavating/Filling
☐ Trailer
☒ Other Temp Signs
Grand Opening

Use 16.4.6
☐ 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 _____

320 950081
70 Town Fee
390. 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:  Date: 8/27/21
Title: _____

Reason for Denial _____

ZPA-1
(Adopted 5/15/97)



Town of Oxford
Property Listing Report

Parcel ID 34/9/29

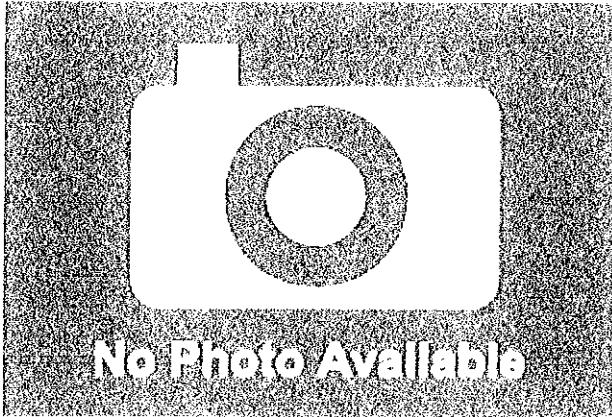
Account L0213900

Property Information

Owner	ROUTE 67 PROFESSIONAL CENTER LLC
Address	312 316 OXFORD RD
Mailing Address	49 BURTVILLE AVE DERBY , CT 06418
Land Use	- Commercial
Land Class	c

Census Tract	
Neighborhood	C02
Zoning	COMM
Acreage	1
Utilities	
Lot Setting/ Desc	/

Photo



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	301000	210700
Outbuildings	4100	2900
Improvements	305100	213600
Extras	0	0
Land	198000	138600
Total	503100	352200
Previous		

Construction Details

Year Built	
Stories	1.75
Building Style	Shopping Center
Building Use	Comm/Ind
Building Condition	Average
Total Rooms	
Bedrooms	
Full Bathrooms	0
Half Bathrooms	
Bath Style	n/a
Kitchen Style	n/a
Roof Style	Gable
Roof Cover	Achitectual

EXTERIOR WALLS:

Primary	Brick Veneer
Secondary	Vinyl Siding

INTERIOR WALLS:

Primary	Drywall/Sheet
Secondary	

FLOORS:

Primary	Carpet
Secondary	Laminated Wood

HEATING/AC:

Heating Type	Hot Water
Heating Fuel	PROPANE
AC Type	Central

BUILDING AREA:

Effective Building Area	
Gross Building Area	
Total Living Area	

SALES HISTORY:

Sale Date	2/23/2004
Sale Price	400000
Book/ Page	277/ 455

2



Date Printed: 8/27/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

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Approximate Scale: 1 inch = 50 feet



3



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 #: 2-21-132
Date: 8-27-2021

STATEMENT OF USE

Article 11, Section 2

Property Address: 312 Oxford Rd Zone: Comm Map: 34 Block: 9 Lot: 29

Name and Address of Owner: 195 Signs 300 Honeyspot Rd, Stratford, CT 06615

Name and Address of Applicant: Joe Boffone, 195 Signs 300 Honeyspot Rd Stratford, CT 06615

Name of Proposed Business: 195 Signs

Total Square Footage: 650

Hours of Operation: 9AM - 5PM M-Fri

Number of Employees: 2

List Hazardous and/or Chemicals Material on site: None

Provide Approval from: PDDH _____ Fire Marshal _____ Other _____

Sales office for sign company 1 Designer &
1 counter sales Rep. sales samples on floor &
on shelves. Periodically overnight Truck Parking.
Bucket Truck & Box Truck with Ad on side.

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

8-25-21
Date

4

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, Joe Bother of I95 Signs, have read and reviewed the Oxford Planning and Zoning regulations relevant to Application # 2-21-131, including, but not limited to:

SECTION 16.4.6 TEMPORARY SIGNS

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)

I95 Signs

Applicant Signature

[Signature]

Date:

8-25-21

Witness Name

STEVE MAURY

Witness Signature

[Signature]

Date:

8/27/21

following purposes and subject to the following conditions:

- 4.7.1** For the erection or location of a temporary building or temporary structure, such as a garage, tool shed, storage shed, or like structure, necessary in connection with construction of a building or structure, provided that the building will not be used for living quarters. The Commission shall prescribe specific time limits for use and removal of the temporary building or temporary structure. It shall be located so as to comply with the setbacks required for dwellings and other buildings.
- 4.7.2** For the temporary use and erection of a tent or like structure on a conforming lot, or a trailer, tent or like structure on a nonconforming lot if the lot lies within the Under the Rock Subdivision as presently constituted, for personal occupancy by the owner of such lot, provided that the temporary approved Zoning Permit Application is issued for not more than 120 days in any calendar year. After 120 days, the trailer, tent or like structure must be removed from the premises.
- 4.7.3** Trailer, camper or mobile home may be used for living quarters, for a period not exceeding six (6) months, provided that it is located on a lot for which an approved Zoning Permit Application has been issued for a permanent residence, and provided the temporary unit is occupied by the contemplated occupant of the permanent residence.

Section 4.8 – Zoning Certificate of Compliance – Intent

The intent of Article 4, Section 8 is to define the areas of responsibilities of the Planning and Zoning Commission and to differentiate them from the Building Department of the Town of Oxford. Article 4, Section 8 is designed to insure that the rules and regulations of the Planning and Zoning Commission are adhered to during the development of a parcel of land or the reuse of an existing building (herein referred to as the project.) This section also allows the developer to indicate on the Zoning Permit Application if the project is to be developed in one or several phases. The Planning and Zoning Commission or its authorized agent will issue a Zoning Certificate of Compliance once a project, or a phase of a project, is completed provided that the Commission or its authorized agent determines that the property is in compliance with all Zoning Regulations, Subdivision Regulations, Inland Wetlands Regulations, and all Town Ordinances or other applicable regulations. To successfully complete a project in the Town of Oxford, a developer must: (1) file a complete Zoning Permit Application; (2) possess a valid approved zoning permit application before beginning work; and (3) possess a Zoning Certificate of Compliance before obtaining a Certificate of Occupancy from the Building Department of the Town of Oxford.

- 4.8.1** For all construction requiring a site plan, no land shall be used and no buildings occupied or other structure shall be used or occupied until a Zoning Certificate of Compliance is issued by the Planning & Zoning Commission or its authorized agent, showing that the construction and intended occupancy are in accordance with these Regulations, and are consistent with the approved Zoning Permit Application.

- A) When a permitted use is changed to another permitted use, an approved Zoning Permit Application is required for the new use.
- B) The Zoning Certificate of Compliance is required before application can be made for the Certificate of Occupancy.



312 OXFORD RD

7



18x84

8

THE FACE OF THIS DOCUMENT HAS A RED AND BLUE BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN AND ARTIFICIAL WATERMARK ON BACK WITH PADLOCK SECURITY ICON.

PEOPLE'S UNITED BANK
Bridgeport, CT

950081



60 Watson Blvd
Stratford, CT 06615

DATE 8-27-21

PAY TO THE
ORDER OF

Town of Oxford

\$ 390.00

Three hundred and 00/100

DOLLARS

MEMO

P&Z Application


AUTHORIZED SIGNATURE

⑈950081⑈ ⑆221172186⑆ 6500774279⑈

© 2001 REDIFORM • S1657N-CL

21
21
132

DATE 8/27/2021 **RECEIPT** 293247
RECEIVED FROM I95 SIGNS
ADDRESS 60 WATSON BLVD
DOLLARS \$ 390.00
FOR NEW-USE / SIGN
512 OXFORD RD

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY



© 2001 REDIFORM • S1657N-CL

9

ROUTE 67 PROFESSIONAL LLC
49 BURTVILLE AVENUE
DERBY, CT 06418
TELEPHONE #203-736-0644
FAX #203-732-3456
EMAIL: parktrucking@comcast.net

August 27, 2021

Oxford Zoning Board
486 Oxford Road
Oxford, CT 06478

Re: Letter of Intent

Dear Board,

I, Walter R. Archer III, am submitting this Letter of Intent on renting my property at 312 Oxford Road, Oxford, CT to Joe Bottone of I95 Signs with approval of the Zoning Board.

Sincerely,



Walter R. Archer III
Route 67 Professional LLC

Cc: Joe Bottone



312 OXFORD RD

11

Back door

Bathroom

**Upstairs
Stairwell**

Closet

Interior Wall

Desk one

Desk two

**Front Counter
Approx 2' x 8'**

Customer Area

Front door

12

Fwd: 138 Coppermine Road

4 messages

Dominick Thomas <djt@cohen-thomas.com>

Tue, Aug 31, 2021 at 2:38 PM

To: pandz@oxford-ct.gov

Cc: tgkirby@gmail.com

Jessica,

Per Steve's request, I am forwarding you the email I sent to him and Kevin concerning the resolution of the 138 Coppermine Road enforcement matter. My client is anxious to begin construction to resolve the situation and accelerate the timeline previously proposed. It is my understanding this needs to be on the P&Z agenda. I am requesting it be on the 9/7 agenda. Thanks

Dominick J. Thomas, Jr.
Cohen and Thomas
315 Main Street
Derby, CT 06418
T: 203-735-9521
F: 203-732-8129

*******Confidentiality Notice*******

This email is intended solely for the use of the addressee hereof. In addition, this message may contain information that is confidential, privileged and exempt from disclosure under applicable law. If you are not the intended recipient of this message, you are prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this transmission. Delivery of this message to any person other than the intended recipient is not intended to waive any right or privilege. If you have received this message in error, please promptly notify the sender immediately and delete this message from your system

----- Forwarded message -----

From: **Dominick Thomas** <djt@cohen-thomas.com>

Date: Tue, Aug 17, 2021 at 8:02 AM

Subject: Re: 138 Coppermine Road

To: Kevin McSherry <mcsherrylawoffice@yahoo.com>, Steve Macary <zoningenforce@oxford-ct.gov>

Cc: Tim Kirby <tgkirby@gmail.com>, Philip Pedros <philpedros@hotmail.com>

Kevin and Steve,

With respect to 138 Coppermine, my client has had his engineer and builder prepare plans for the site and, due to the topography, bringing the new house all the way down to the level of the lake house would cause too great of a disturbance along Lake Zoar. My client would like to accelerate the proposed timeline and start construction of his proposed new house at a location between the old house and the retaining wall above the lake house this September with the following conditions.

- He will remove the stove and dishwasher from the lake house great room.
- He will remove the older garage. If possible, he would like to keep the newer garage for boat storage. The new house will have an attached garage.
- The new caveat for the land records will specify that the lake house is not a separate apartment cannot have a kitchen and is for use of only the property owner family and guests.
- His intent of to create an estate like premises along the Lake that will greatly enhance the value of the property and be a benefit to the surrounding properties

My client has been in communication with the PHD, performed the test pits and, I believe, has approval for the new septic system for the house and the lake house.

I have attached an aerial with the plan overlaid.

Please let me know if this is acceptable so my client can commence construction and the matter resolved.

Thanks

Dominick J. Thomas, Jr.
Cohen and Thomas
315 Main Street



138 Coppermine Rd,
Oxford, CT 06478

Retaining wall
to remain

Coppermine Rd



**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 20, 2021
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall**

The meeting was accessible online by using the following information:

Zoom Meeting: <https://zoom.us/j/96500586318?pwd=VkZlU0U2eDFZNY9WLzljMGRZaDFUZz09>

Meeting ID: 965 0058 6318

Passcode: 588851

Join by Phone: +1 929 205 6099

Meeting ID: 965 0058 6318

Passcode: 588851

I. CALL TO ORDER

Vice-Chairman John Kerwin called the meeting to order at 7:37 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Joshua Dykstra, Pete Zbras, John Kerwin, and Pat Cocchiarella.
Dan Wall, Brett Olbrys, and Kevin McSherry attended the meeting remotely.

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

Not Present: Dave Sauter, and Jesse Schremmer.

IV. SEATING OF ALTERNATES

Vice-Chairman John Kerwin seated Alternate Joshua Dykstra.

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)

Anthony Pevorniak, 14 Sioux Drive questioned the Commission about regulations regarding setbacks.

Vice-Chairman John Kerwin stated that there are setbacks in Oxford. He also explained to Mr. Pevorniak that this portion of the meeting is to address the Commission, not to engage in a dialogue with the Commission.

Mr. Pevorniak explained that he has spoken to Steve regarding various complaints about his neighbor on Sioux Drive, and that his complaints have not been addressed. He stated that he is before the Commission to ask them to address those complaints.

Vice-Chairman John Kerwin reiterated that this is the portion of the meeting where the audience can address the Commission, but it is inappropriate to have discussion with the Commission regarding complaints about his neighbor.

Mr. Pevorniak expressed his concerns regarding the way that complaints have been handled up to this point regarding his neighbor. He noted several complaints that he has about his neighbor.

Vice-Chairman John Kerwin stated that Mr. Pevorniak needs to make a formal complaint in writing and submit it to the ZEO. He explained that some of his complaints are not under the jurisdiction of the Commission, but the other items of concern could be investigated with the submission of a formal written complaint to Steve Macary, ZEO.

C. Correspondence

Commission Secretary Pat Cocchiarella read the following correspondence into the record:

- a. Letter dated 7/6/21 from the Board of Fire Chiefs to Planning & Zoning
Re: Quarry Walk – Parking

Vice-Chairman John Kerwin stated that this item will not be discussed tonight; it will be discussed at the next meeting.

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

- 1. Sioux Drive

Steve Macary, ZEO briefly discussed the complaints that were brought up by Mr. Pevorniak under Audience of Citizens, and other possible violations on Sioux Drive.

I. Minutes

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the 7/6/2021 Regular Meeting Minutes as presented.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.

J. Invoices

1. **MOTION BY Commission Secretary Pat Cocchiarella** to approve the Arrow Printers – Invoice #2978.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.

K. Other Business

- a. Any other business the Commission deems necessary for discussion - None
- b. Updates from Land Use Counsel, Kevin McSherry

Attorney McSherry informed the Commission that there was a hearing today on the appeal by the Werdens for TPB Contractors. He gave a brief update on regarding the outcome of the hearing.

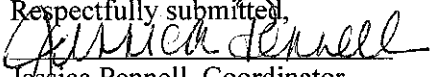
- c. Planning & Zoning Policies & Procedures Review


There was no discussion or action on this item.

L. Adjournment

MOTION BY Commission Secretary Pat Cocchiarella adjourn the meeting at 7:51 PM.
Second by Commissioner Pete Zbras.
All Ayes.
Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

21 AUG 26 AM 9:31
TOWN OF OXFORD, CT

THOMAS A. CLARK

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Invoice

Town of Oxford
S. B. Church Memorial Town Hall
Planning and Zoning

Land Use-486 Oxford Road, Oxford, CT 06478-1298

\$190.00 per hr Land Use Invoice May 4, 2021

14 hours x \$190.00 = \$2,660.00

June 14, 2021 Review of Policies Planning & Zoning	1.5 hr
June 15, 2021 Prep and Attend Planning and Zoning Commission Meeting	1.0 hr
7/16 Cannabis Moratorium review legislation	1.0 hr
7/20 Court Hearing Werden v Planning and Zoning Commission	4.0 hrs
7/20 attend and prep meeting Planning and Zoning Commission	.5 hr
8/3 Prep and Attend Planning and Zoning Commission Meeting	2.5 hrs
8/5 Meeting with First Selectman, Chair and Vice Chair Re: New laws	1.0 hr
8/17 Prep and Attend Planning and Zoning Commission Meeting	1.0 hr
8/18 66 Perkins Road Zoning compliance	.5 hr
8/27 CGS 21-163 Special Exception review of statute	1.0 hr

Total \$ \$2,660.00

Make Check Payable to McSherry Law