



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

**Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, November 16, 2021
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall**

The meeting is accessible online by using the following information:

Meeting Link:

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

Meeting ID: 672 734 5461

Passcode: 588851

Join by Phone: +1 929 205 6099

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES

V. PUBLIC HEARINGS

A. Recessed Public Hearings – NONE

1. **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)
(Referred to Planning & Zoning Engineer, Jim Galligan)**

Recessed on 10/19/21, 35 days to close the Public Hearing; 11/22/21.

(Request Extension from the applicant if the public hearing is recessed)

(Approved by Wetlands on 11/9/21 –Applicant has submitted the revised plans)

B. New Public Hearing:

1. **Z-21-142 [VCMUD] – 400 Boulder Pass – Owner & Applicant:** The Residences at Quarry Walk, LLC in c/o Attorney Dominick Thomas, 315 Main Street, P.O. Box 313, Derby, CT (*Re-subdivision – Article 6, Section 6.2.4*)

Public Hearing Correspondence:

- a. Email from Tom Haynes dated 9/16/21- Statement regarding re-subdivision

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda – NONE

B. Audience of Citizens – (Items not listed on the Agenda)

C. Correspondence

- a. CFPZA Quarterly Newsletter – Fall 2021
- b. Letter from CT Department of Public Health
Re: Statutory Requirements for projects within Drinking Water Watersheds or Aquifer Protection Areas

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

1. **Proposed Amendment to the Zoning Regulations - Proposed 18-month Moratorium on retail sales, manufacture, and cultivation of Marijuana/Cannabis.**

Public Hearing closed on 9/7/21; Commission unanimously approved an extension for action by 11/16/21.

E. Old Business – Other Matters

1. **Z-02-237 – Mountain Road Estates – “Meadowbrook Estates” (Bond Release Request)**
(Referred to ZEO for final inspection)
2. **Z-07-192- Moose Hill Estates (7 Lot Subdivision)**
(Approve & Authorize Chairman to sign Mylar) (Bond Release)
3. **Z-09-106 – Lot 11 – Woodruff Hill Industrial Park, 62 Prokop Road – Applicant & Owner: Tomsuwa, LLC, 297 White Street, Danbury, CT 06810 (Extension Request)**
(Discussion with Possible Action)

F. New Business – Schedule a Public Hearing - NONE

G. New Business – Other

1. **Show Cause Hearing – 36-40 Hunter’s Mountain Road**

H. Zoning Enforcement

I. Minutes

1. 10/5/2021- Regular Meeting Minutes
2. 10/19/2021 – Regular Meeting Minutes

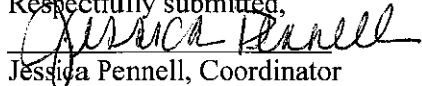
J. Invoices – NONE

K. Other Business

- a. Updates from Land Use Counsel, Kevin McSherry.
 1. Lot #5 & Lot #6 – Riverview Subdivision
- b. Any other items the Commission deems necessary for discussion.

L. Adjournment

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

21 NOV 12 PM 1:55
TOWN OF DORSET
TOWN CLERK
Margaret A. West



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

RECEIVED
11/10/21

Conservation Commission / Inland Wetlands Agency

November 10, 2021

Mr. James Tzepos
15 Apple Drive
Oxford, CT. 06478

Re: (IW 21-81) Pitt-Conn Holdings, LLC, 60 Oxford Rd, Oxford, CT (Map 35, Block 8, Lot 6)

Dear Tzepos,

At a **Regular Meeting** held on November 10, 2021, the Conservation Commission /Inland Wetlands Agency took the following action on application **(IW 21-81) Pitt-Conn Holdings, LLC, 60 Oxford Rd, Oxford, CT.**

APPROVE:

MOTION made by Commissioner Brian Smith and seconded by Commissioner Ethan Stewart to approve for (IW 21-81) Pitt-Conn Holdings, LLC, 60 Oxford Rd, Oxford, CT (Map 35, Block 8, Lot 6) proposed use- Office/Dunkin Donuts, (total acres of site= .76 acres) (Wetlands Impact = 0) Upland Review area impact = 15,975 sq. ft.) (Amount of material to be removed= 0) per revised map dated 11/5/21. All standard erosion controls should be in place. All in favor 4-0.

Permit Expires: 11/09/26

If you have any questions, please contact the Inland Wetlands Dept at 203-828-6507.

By Direction of the Commission,

Denise Randall

I/W Administrative Assistant

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

Planning and Zoning Commission
486 Oxford Road
Oxford CT 06478

November 10, 2021

RECEIVED
11/10/21

RE: Pitt-Conn Holdings LLC
60 Oxford Road

Dear Commissioners,

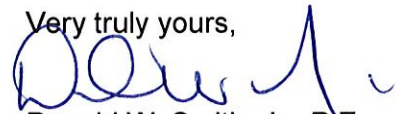
Enclosed please find copies (two full size and eleven 11X17) of the revised Site Plan set dated 11/5/21 for the above referenced Site. This revised plan set reduces the size of the building and the number of parking spaces required by 4 and proposed parking spaces by 3. This plan set was approved by the Inland Wetlands Commission at its November 9, 2021 meeting.

We are awaiting revised architectural plans and will submit them under separate cover as soon as they are ready.

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

REVISED 11/5/21

#60 OXFORD ROAD

TOTAL PARCEL 33,038 (0.76)

PRE-DEVELOPMENT:

WOODS/BRUSH 5,547 (0.13)

GRASS/LS 8,462 (0.19)

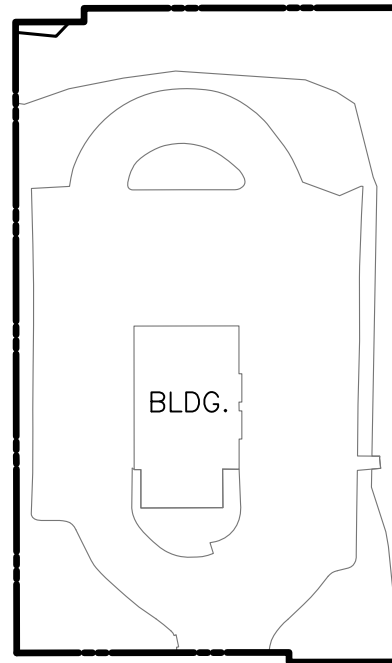
PAVING & ROOF 19,029 (0.44)

PROPOSED:

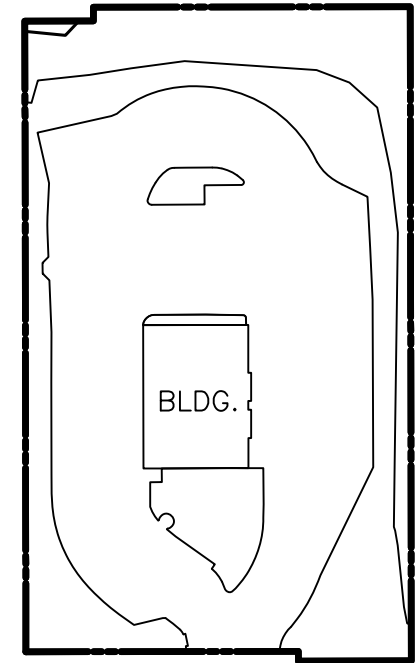
WOODS/BRUSH 4,460 (0.10)

GRASS/LS 9,563 (0.22)

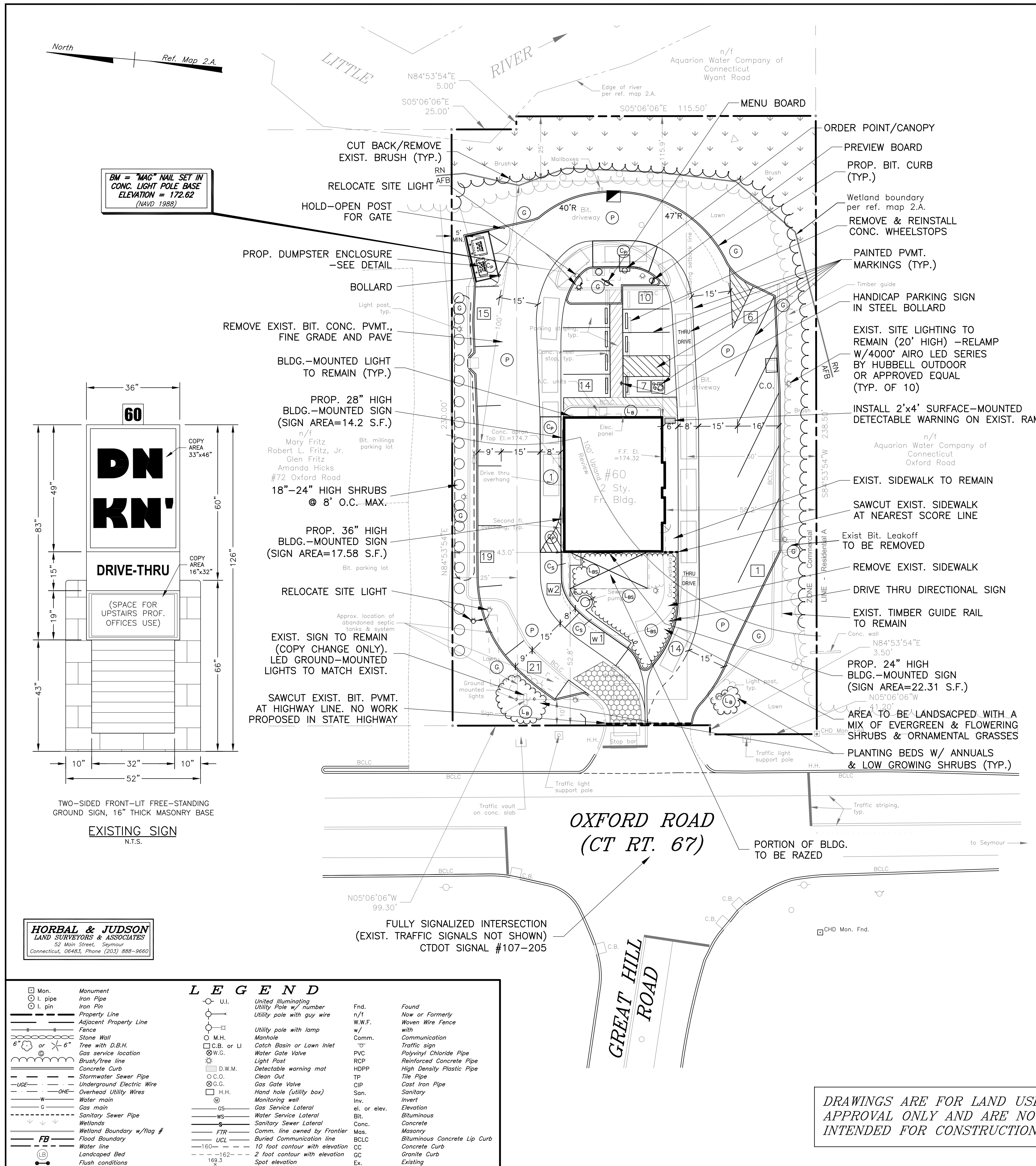
PAVING & ROOF 19,015 (0.44)



PRE-DEVELOPMENT

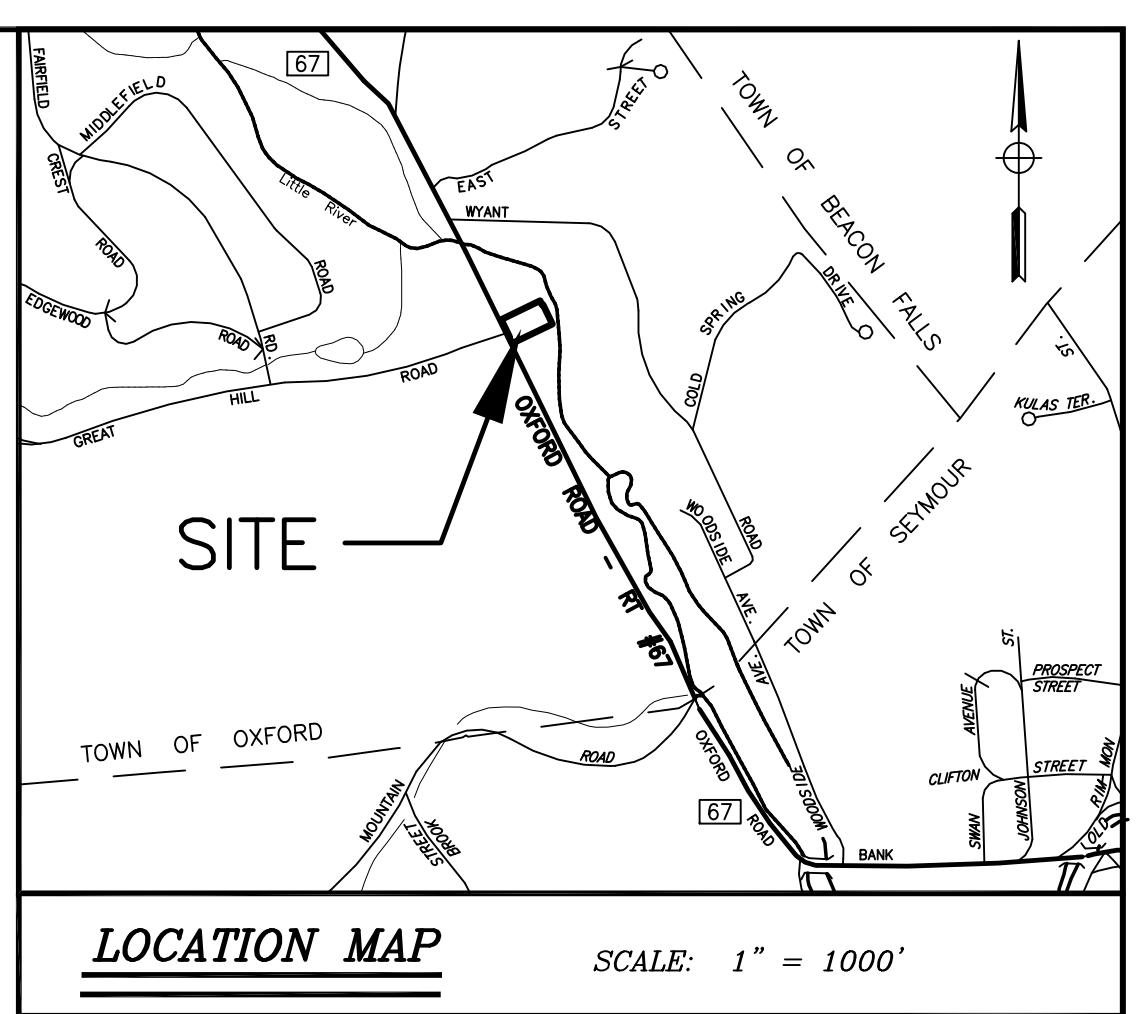


PROPOSED



SURFACE CODE LEGEND

SYMBOL	DESCRIPTION	CROSS SECTION
Cs	CONCRETE SIDEWALK	Broom finish, score lines @ 30 s.f. ±, expansion joints @ 30' o.c. min. 1/4" per foot cross slope 4" 3,000 # Cement concrete (3/4" stone) 6" x 6" - 10/10 Welded wire fabric* 4" Compacted gravel base Subgrade (common backfill) *Plus #4 dowels into bldg. @ 12" o.c. at all doorways
Cp	CONCRETE PAD	Broom finish, score lines @ 30 s.f. ±, expansion joints @ 30' o.c. min. 1/4" per foot cross slope 6" 3,000 # Cement concrete (3/4" stone) 4 Bars @ 12" O.C. E.M. epoxy coated 6" Processed aggregate base, compacted Subgrade (common backfill)
G	GRASS	6" Min., topsoil (no stones larger than 1") Subgrade (common backfill)
P	BITUMINOUS CONCRETE PAVEMENT	1-1/2" Bituminous concrete surface course - Class 2 1-1/2" Bituminous concrete binder course - Class 1 12" Processed aggregate, bank run gravel or retained misc. aggregate (compact)
Lb	LANDSCAPE BED	2" Min. pine bark nuggets Weed block fabric Subgrade (common backfill)
Lbs	LANDSCAPE BED -STONE	2" Min. decorative broken stone Weed block fabric Subgrade (common backfill)



ZONING COMPLIANCE SUMMARY

	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT: C			
PROP. USE: DRIVE-THRU DUNKIN', PROFESSIONAL OFFICES	SPECIAL EXCEPTION		
LOT SIZE (TOTAL), S.F. (Ac.)	65,340 (1.5)	33,037 (0.758)*	33,037 (0.758)*
FRONTAGE	175'	140.5'	140.5'
LOT SQUARE	160'	140.5'	140.5'
FRONT YARD SETBACK	10'	52.8'	66.8'
SIDE YARD SETBACK	25' NORTH** 50' SOUTH	43.0' NORTH 58.2' SOUTH	43.0' NORTH 58.2' SOUTH
REAR YARD SETBACK	25'**	115.9'	115.9'
BUILDING HEIGHT (MAX.)	35'	32'±	32'±
DRIVE-THRU STACKING SPACES	5	4	14
BUILDING COVERAGE	40%	7%	6.05%
BUILDING AREA, S.F.	2500	2416*	1997*
NUMBER OF STORIES (MAX.)	3	2	2
PARKING SETBACK -FRONT	10'**	34'	10.3'
PARKING SETBACK -SIDE	25' NORTH** 40' SOUTH	6'* 15'	8.6' 13.8'
PARKING SETBACK -REAR	25'**	60'	60'

*EXISTING NON-COMFORMING **WAIVABLE BY THE COMMISSION

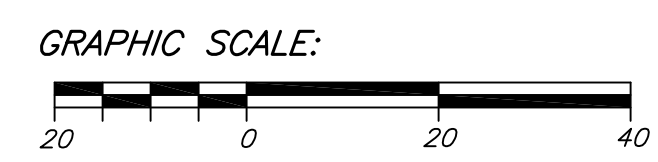
PARKING SCHEDULE:

FIRST FLOOR = 2,416 G.S.F.; RESTAURANT USE
REQUIRED NUMBER OF SPACES = 1997 = 19.97 SPACES

SECOND FLOOR = 1,706 S.F.; OFFICE USE
REQUIRED NUMBER OF SPACES = 1206 = 6.82 SPACES

TOTAL PARKING REQUIRED = 27 SPACES
TOTAL PARKING PROVIDED = 21 SPACES
(20 Regular and 1 Accessible)

- NOTES:**
- Base map provided by Herbal & Judson Land Surveyors & Associates, 52 Main Street, Seymour, Connecticut 06483, (203) 888-9660. This survey (map) has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as revised 10-26-2018 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property/Boundary Survey based on a Resurvey conforming to Horizontal Accuracy Class A-2 and Topographical Accuracy Class T-2. Coordinates/bearings are based upon reference map 2.A, and elevations are based upon the 1988 North American Datum.
 - Reference maps:
A. Map entitled: "Subdivision Plan (Record Subdivision Map) prepared for Robert L. Fritz, Oxford, Connecticut; Scale: 1"=20'; Dated: June 22, 1989 and revised 9/11/90", by Michael H. Herbal, R.L.S. Oxford Land Records Map Voule 17, Page 21.
B. Map entitled: "As Built Plot Plan prepared for Shelton Savings Bank, Oxford, Connecticut; Scale: 1"=20'; Dated: June 22, 1989 and revised through 9/14/89", by Michael H. Herbal, R.L.S.
C. Parcel area is 33,037 s.f., 0.758± acres.
D. Parcel is known as Lot 6, Block 8 on Map 35 of Town of Oxford Assessors' Maps, and is located in Zone C - Commercial District.
E. Parcel is subject to:
1. Flowage and riparian rights that may appear of record.
2. Easement to the Connecticut Light and Power Company dated July 31, 1947 and recorded in Volume 4 at Page 560 of the Oxford Land Record, which easement may or may not affect said premises.
3. and together with Storm Water and Drainage Easement and Restrictive Covenants dated September 29, 1988 and recorded in Volume 141 at Page 57 and as amended March 22, 1989 and recorded in Volume 148 at Page 692 of the Oxford Land Records.
4. and together with variances of Zoning regulations Article 3, Section 3 & Article 8, Section 4 as granted by the Oxford Zoning Board of Appeals and recorded May 2, 1990 in Volume 149 at Page 797 of the Oxford Land Records.
5. all laws, ordinances, municipal regulations, and rights of record that may exist.
6. Parcel is located within an Aquifer Protection Area.
7. Portions of the parcel lie within a "Special Flood Hazard Areas, Subject to Inundation by the 1% Annual Chance Flood" as shown on the National Flood Insurance Program, Flood Insurance Rate Map New Haven County, Connecticut, Panel 264 of 635, Map Number: 09009C0264H, Effective Date: December 17, 2010. Approximate base flood elevation = 165.8±.
8. All utilities are not shown. Subsurface utilities were compiled from parcel evidence, record drawings, and surficial evidence located during the field survey. The surveyor has not physically exposed the subsurface utilities and makes no guarantee that the subsurface utilities depicted herein comprise all such utilities within the surveyed area, either in service or abandoned. The surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted.
9. Prior to any construction the Contractor MUST contact "CALL BEFORE YOU DIG" 1-800-922-4455 and have all utilities marked on the ground.
10. Owner & Applicant: Pitt-Conn Holdings LLC
15 Apple Drive
Oxford, CT 06478
11. A litter control program shall be established to include litter cleanup encompassing the entire site, both paved and vegetated areas, including any storm water control structures such as retention/detention ponds, level spreaders, etc. This cleanup will be performed once monthly. A signoff sheet will be established and kept current which shall include the date and time of the litter pickup and the signature of the person performing the cleanup. This signoff sheet will be available to Inland Wetlands staff, Commissioners, and their agents.



REVISIONS

NO.	DESCRIPTION	DATE
1	S.W. Mgmt. sys., well	10/18/21
2	Remove S.W.M.S.	10/21/21
3	Reduce bldg. & parking	11/5/21

SITE PLAN

PREPARED FOR
PITT-CONN HOLDINGS, LLC

#60 OXFORD ROAD (CT RT. 67)
OXFORD, CONNECTICUT

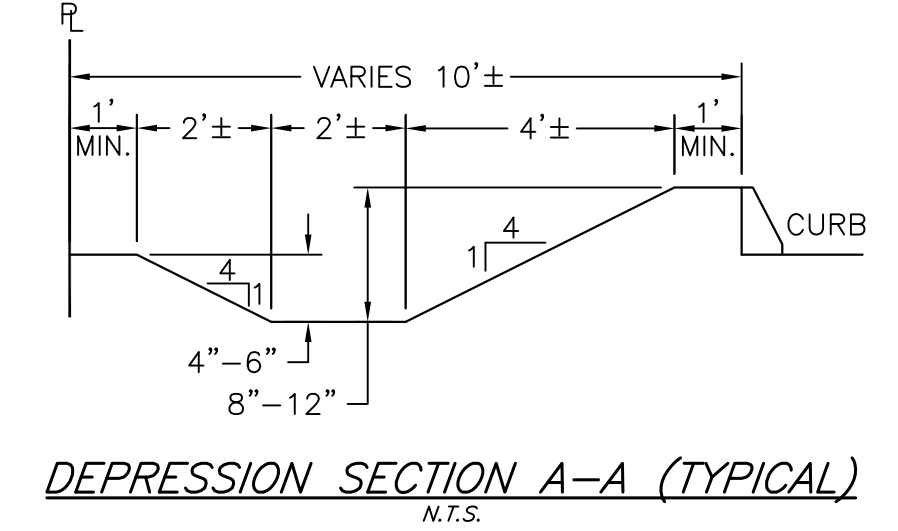
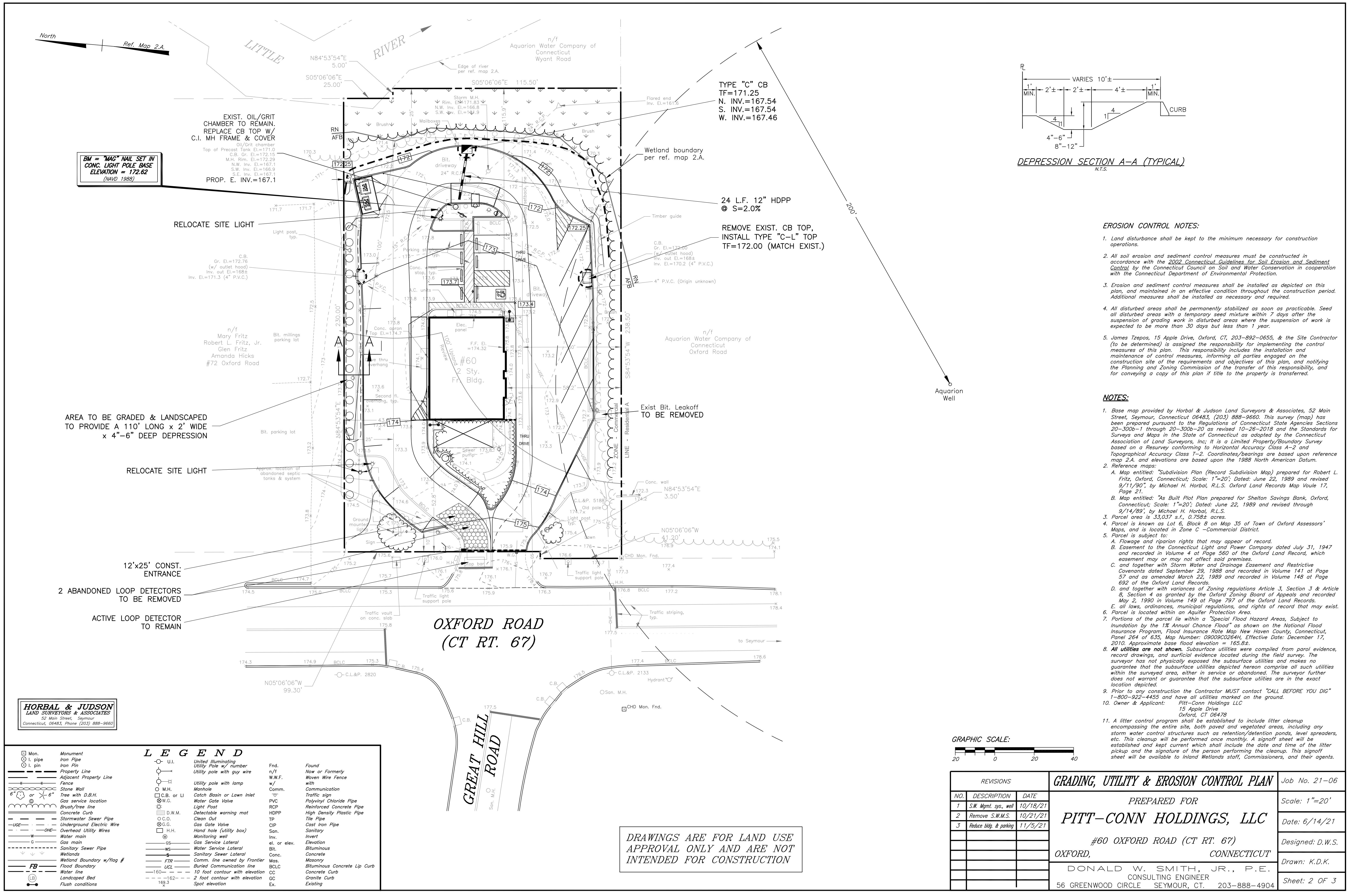
DONALD W. SMITH, JR., P.E.
CONSULTING ENGINEER
56 GREENWOOD CIRCLE SEYMOUR, CT. 203-888-4904

Job No. 21-06
Scale: 1"=20'
Date: 6/14/21
Designed: D.W.S.
Drawn: K.D.K.
Sheet: 1 OF 3

DRAWINGS ARE FOR LAND USE APPROVAL ONLY AND ARE NOT INTENDED FOR CONSTRUCTION

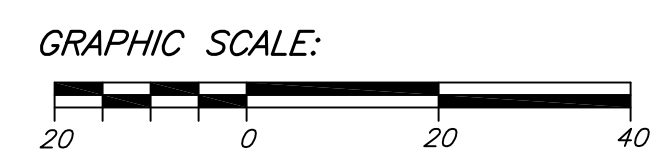
BM = "MAG" NAIL SET IN CONC. LIGHT POLE BASE
ELEVATION = 172.62
(NAVD 1988)

HORBAL & JUDSON
LAND SURVEYORS & ASSOCIATES
52 Main Street, Seymour
Connecticut, 06483, Phone (203) 888-9660



- EROSION CONTROL NOTES:**
1. Land disturbance shall be kept to the minimum necessary for construction operations.
 2. All soil erosion and sediment control measures must be constructed in accordance with the 2022 Connecticut Guidelines for Soil Erosion and Sediment Control by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection.
 3. Erosion and sediment control measures shall be installed as depicted on this plan, and maintained in an effective condition throughout the construction period. Additional measures shall be installed as necessary and required.
 4. All disturbed areas shall be permanently stabilized as soon as practicable. Seed all disturbed areas with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.
 5. James Tzepos, 15 Apple Drive, Oxford, CT, 203-892-0655, & the Site Contractor (to be determined) is assigned the responsibility for implementing the control measures of this plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of this plan, and notifying the Planning and Zoning Commission of the transfer of this responsibility, and for conveying a copy of this plan if title to the property is transferred.

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BM = "MAG" NAIL SET IN CONC. LIGHT POLE BASE ELEVATION = 172.62 (NAVD 1988)

EXIST. OIL/GRIT CHAMBER TO REMAIN. REPLACE CB TOP W/ C.I. MH FRAME & COVER
 Oil/grit chamber
 Top of Precast Tank El.=171.0
 C.B. Gr. El.=172.15
 M.H. Rim. El.=172.29
 N.W. Inv. El.=167.1
 S.W. Inv. El.=166.9
 S.E. Inv. El.=163.1
 PROP. E. INV.=167.1

TYPE "C" CB
 TF=171.25
 N. INV.=167.54
 S. INV.=167.54
 W. INV.=167.46

24 L.F. 12" HDPP
 @ S=2.0%

REMOVE EXIST. CB TOP, INSTALL TYPE "C-L" TOP TF=172.00 (MATCH EXIST.)

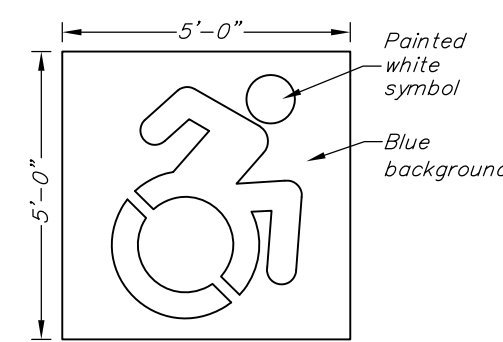
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HORBAL & JUDSON
 LAND SURVEYORS & ASSOCIATES
 52 Main Street, Seymour
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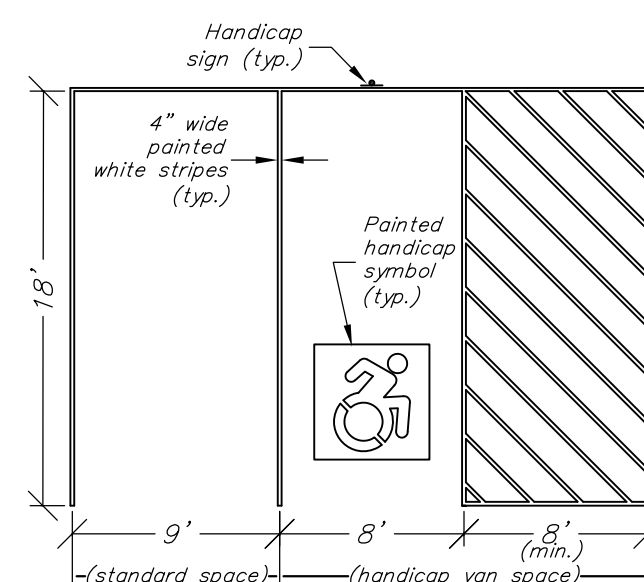
LEGEND

Mon.	Monument	U.I.	United Illuminating	Flnd.	Found
I. pipe	Iron Pipe	U.P.	Utility Pole w/ number	n/f	Now or Formerly
I. pin	Iron Pin	U.P.	Utility pole with guy wire	W.W.F.	Woven Wire Fence
---	Property Line	M.H.	Manhole	w/ Comm.	with Communication
---	Adjacent Property Line	C.B. or U	Catch Basin or Lawn Inlet	PVC	Polyvinyl Chloride Pipe
---	Fence	W.G.	Water Gate Valve	RCP	Reinforced Concrete Pipe
---	Stone Wall	D.W.M.	Detectable warning mat	HDPP	High Density Plastic Pipe
---	Tree with D.B.H.	C.O.	Clean Out	TP	Tile Pipe
---	Gas service location	G.C.	Gas Gate Valve	CIP	Cast Iron Pipe
---	Brush/tree line	H.H.	Hand hole (utility box)	San.	Sanitary
---	Concrete Curb	W	Monitoring well	Inv.	Invert
---	Stormwater Sewer Pipe	G	Gas Service Lateral	el. or elev.	Elevation
---	Underground Electric Wire	WS	Water Sewer Lateral	Bit.	Bituminous
---	Overhead Utility Wires	---	Sanitary Sewer Lateral	Conc.	Concrete
---	Water main	---	Comm. line owned by Frontier	Mas.	Masonry
---	Gas main	---	Buried Communication line	BCLC	Bituminous Concrete Lip Curb
---	Sanitary Sewer Pipe	---	10 foot contour with elevation	CC	Concrete Curb
---	Wetlands Boundary w/Flag #	---	2 foot contour with elevation	GC	Granite Curb
---	Flood Boundary	---	Spot elevation	Ex.	Existing
---	Water line				
---	Landscaped Bed				
---	Flush conditions				

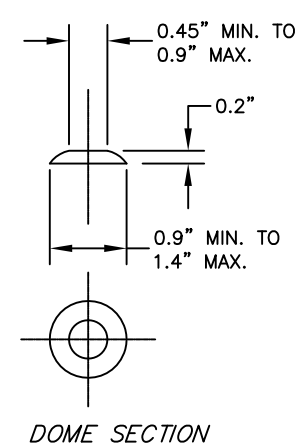
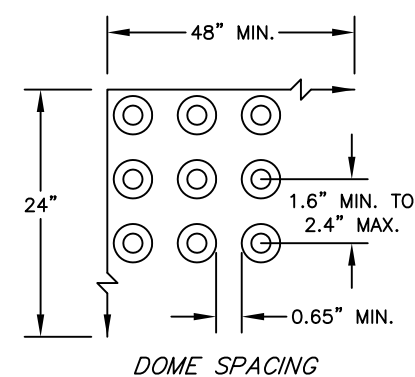
REVISIONS			GRADING, UTILITY & EROSION CONTROL PLAN	Job No. 21-06
NO.	DESCRIPTION	DATE		
1	S.W. Mgmt. sys., well	10/18/21	PREPARED FOR PITT-CONN HOLDINGS, LLC #60 OXFORD ROAD (CT RT. 67) OXFORD, CONNECTICUT DONALD W. SMITH, JR., P.E. CONSULTING ENGINEER 56 GREENWOOD CIRCLE SEYMOUR, CT. 203-888-4904	Scale: 1"=20'
2	Remove S.W.M.S.	10/21/21		Date: 6/14/21
3	Reduce bldg. & parking	11/5/21		Designed: D.W.S.
				Drawn: K.D.K.
				Sheet: 2 OF 3



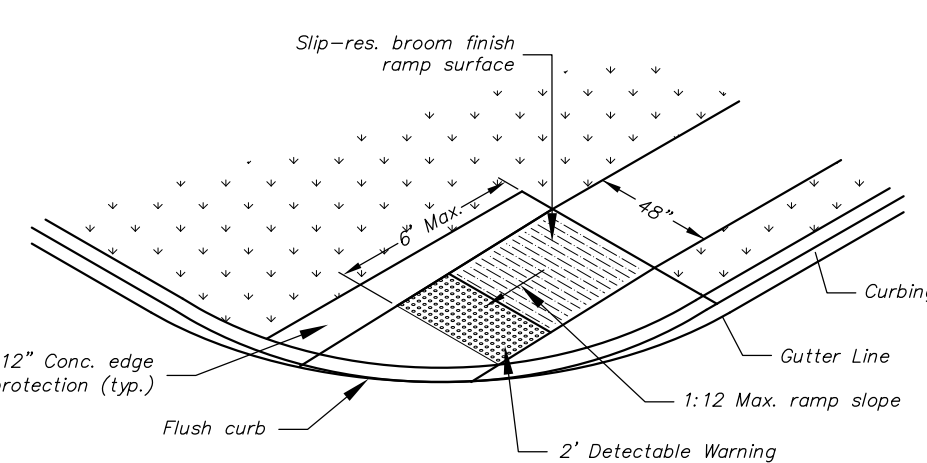
STANDARD HANDICAP SYMBOL PAVEMENT MARKING
N.T.S.



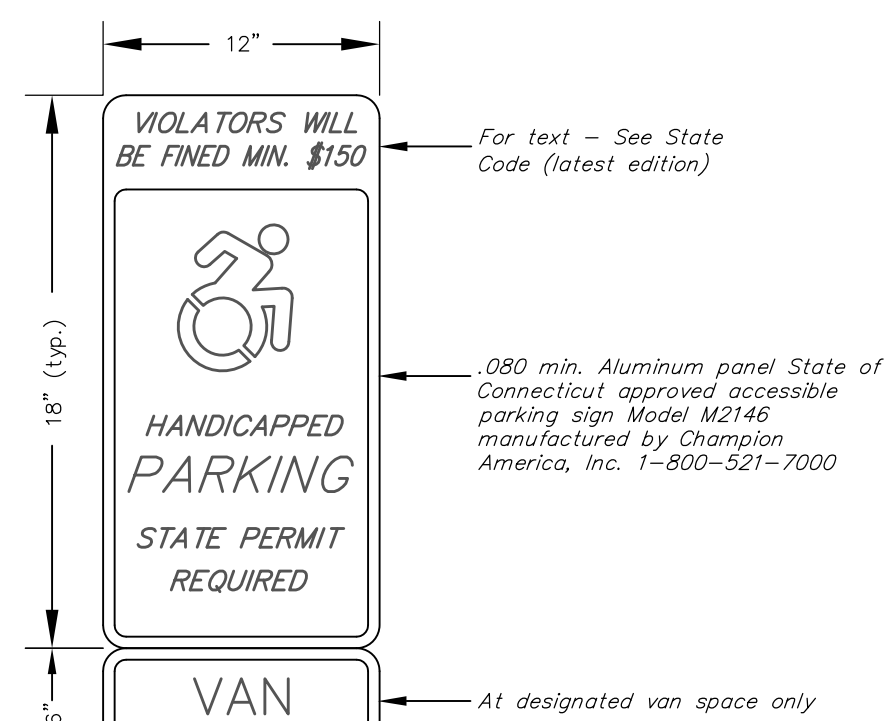
TYPICAL HANDICAP PARKING SPACE PAVEMENT MARKING
N.T.S.



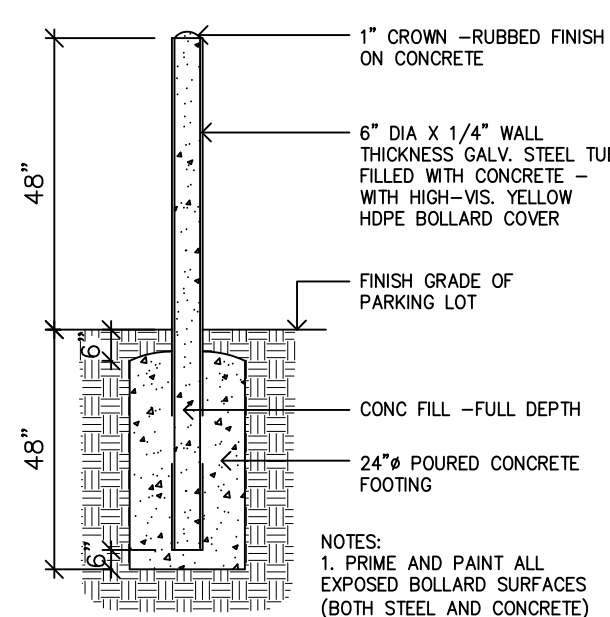
DETECTABLE WARNING AREA
N.T.S.



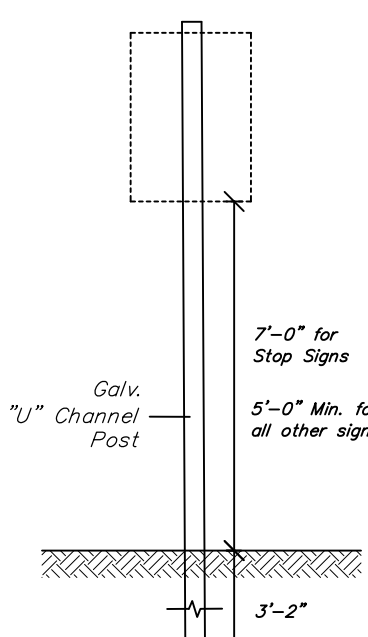
DIAGONAL SIDEWALK FLUSH CURB & RAMP
N.T.S.



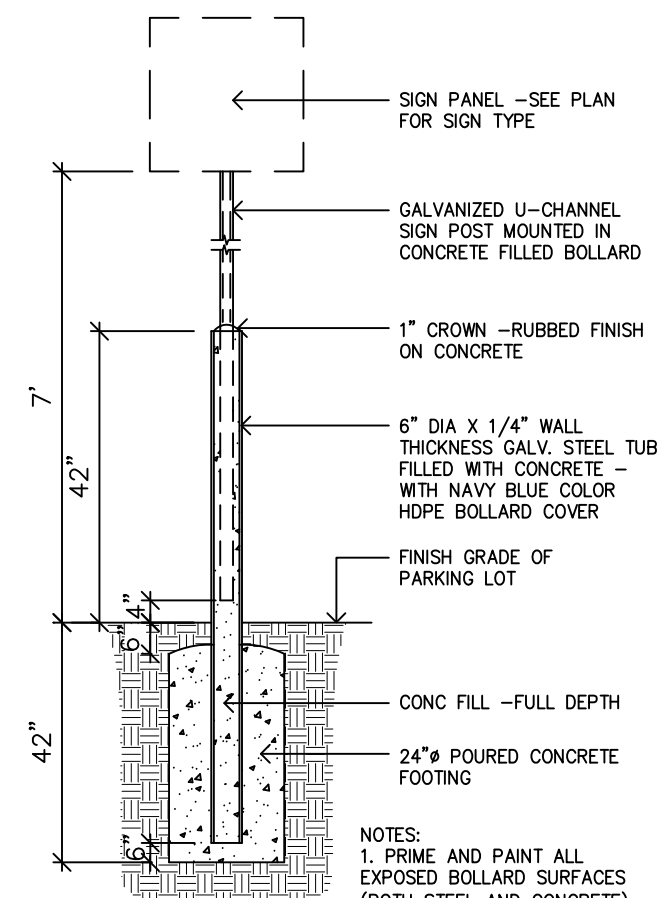
HANDICAP PARKING SIGN
N.T.S.



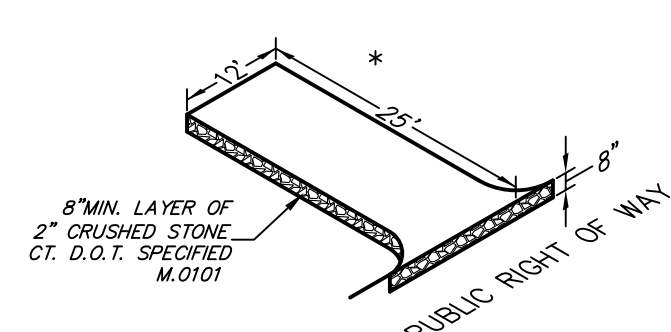
STEEL BOLLARD
N.T.S.



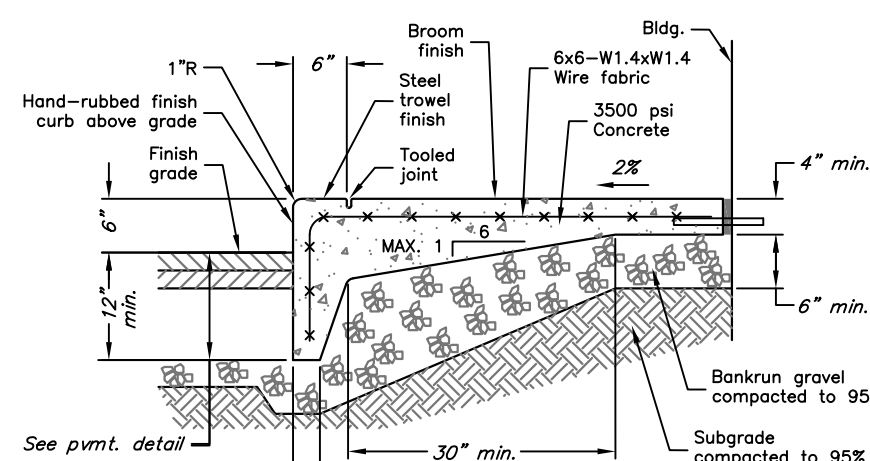
METAL SIGN DETAIL
N.T.S.



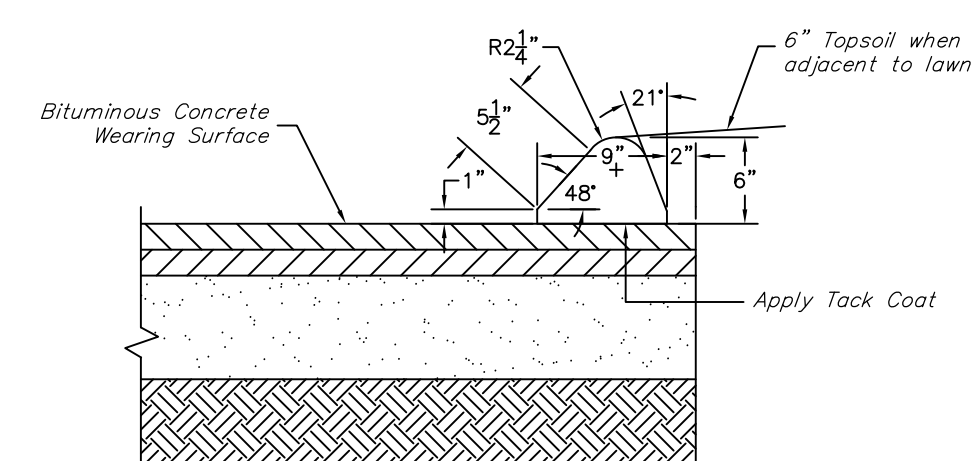
SIGN MOUNTED IN STEEL BOLLARD
N.T.S.



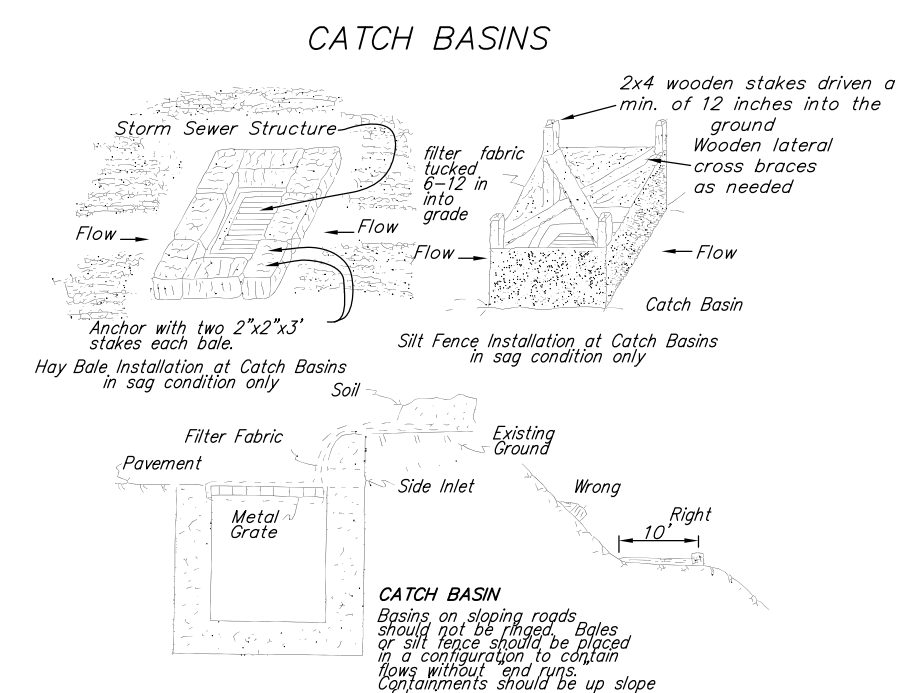
CONSTRUCTION ENTRANCE ANTI-TRACKING PAD
N.T.S.



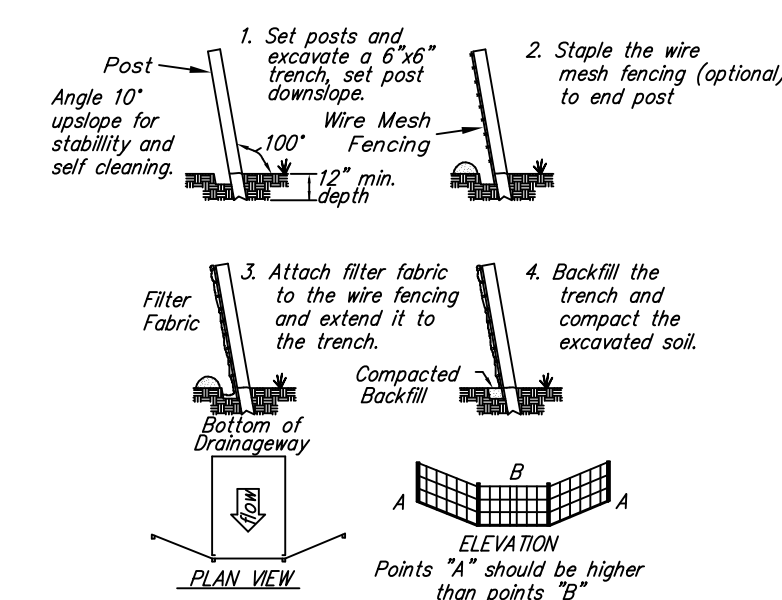
CONCRETE WALK W/INTEGRAL CURB
N.T.S.



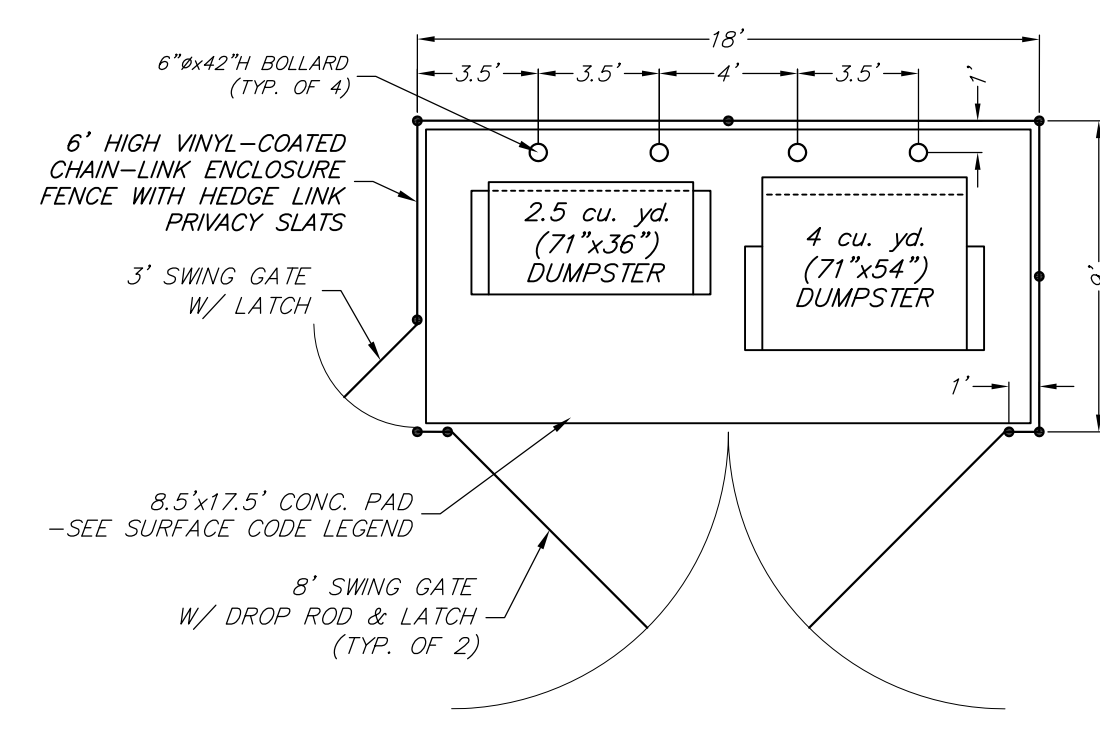
6" BIT. CONC. LIP CURB DETAIL
N.T.S.



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.

REVISIONS			DETAILS		Job No. 21-06
NO.	DESCRIPTION	DATE	PREPARED FOR		Scale: As Noted
2	Remove S.W.M.S.	10/21/21	PITT-CONN HOLDINGS, LLC		Date: 6/14/21
3	Reduce bldg. & parking	11/5/21			Designed: D.W.S.
			#60 OXFORD ROAD (CT RT. 67)		Drawn: K.D.K.
			OXFORD, CONNECTICUT		Sheet: 3 OF 3
			DONALD W. SMITH, JR., P.E.		
			CONSULTING ENGINEER		
			56 GREENWOOD CIRCLE SEYMOUR, CT. 203-888-4904		



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

Planning and Zoning Commission

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

*** Please Note:**

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

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

- | | | |
|--------------------------------------|---|--|
| <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Resubdivision | Total Number of Lots: <u>3</u> |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Special Exception | S/E (Include Article & Section No.): _____ |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Map/Text Amendment | (Include Article & Section No.): _____ |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other | _____ |

Name of Project Title (Subdivision/Resubdivision): **OXFORD TOWNE CENTER / QUARRY WALK**
THE RESIDENCES AT QUARRY WALK

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

a) Street Address: **400 BOULDER PASS**

Town Clerk Record Map Number: **35-0415**

Assessor's Identification Numbers:

Map: **34** Block: **9** Lot: **26 K-11** 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 checked="" type="checkbox"/> Other |
| Village Center Mixed Use District | | | |
| VCMUD | | | |

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:** THE RESIDENCES AT QUARRY WALK LLC

Address: C/O Atty. Dominick Thomas, 315 Main St., P.O. Box 313

Town: Derby State: CT Zip Code: 06418

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

4) **OWNER(s):** SAME

Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

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

6) **LAND SURVEYOR:** Andrew G. Ives, Professional Land Surveyor REG. No: 70286

Address: 555 Long Wharf Drive

Town: New Haven State: CT Zip Code: 06511

Phone: (203) 784-3041 Fax: (____) _____ Email: aives@langan.com

7) **CIVIL ENGINEER:** W. Kyle Bogardus, PE. CPESC - Langan REG. No: 24900

Address: 555 Long Wharf Drive

Town: New Haven State: CT Zip Code: 06511

Phone: (203) 675-7910 Fax: (____) _____ Email: kbogardus@langan.com

8) **ARCHITECT:** N/A REG. No: _____

Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

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

N/A - Re-Subdividing of parcel is under section 6.2.4 of the VCMUD (Subject to BOS Approval)

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

10) **STATUS OF WETLANDS PERMIT:** N/A

(Please Provide a Copy)

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

Subdividing of parcel is under section 6.2.4 of the VCMUD

12) **SURETY OPTION (See Article 9 of Subdivision Regulations):** N/A - surety is provided in accordance with wetlands, concept plan and OSTA approvals.
(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:** N/A - Subdividing of parcel is under section 6.2.4 of the VCMUD

(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:** **EARTH EXCAVATION HAS BEEN APPROVED IN ACCORDANCE WITH APPROVED VCMUD CONCEPT PLAN GRADING.**

(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
<u> X </u> 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
_____ 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:

_____ 3 _____ Building Lots (x) \$ 325.00 per lot = \$ 975.00

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

Public Hearing Fee = \$ 400.00
 Other Fees = \$ 900.00 (Review & Legal)
 State Fee = \$ 60.00

Total Fee = \$ 2,335.00 (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 THOMAS HAYNES DATE _____

AUTHORIZED MEMBER OF THE RESIDENCES AT QUARRY WALK LLC

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 Thomas Haynes DATE _____

20) INFORMATIONAL: **Authorized Member The Residences At Quarry Walk 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)

Re-subdivision Application

Thomas Haynes <thaynes@haynes-group.com>

Thu, Sep 16, 2021 at 10:15 AM

To: Jessica Pennell <pandz@oxford-ct.gov>

Cc: Kyle Bogardus <kbogardus@langan.com>, Kathy Ekstrom <kekstrom@haynesdevelopment.com>, Dominick Thomas <djt@cohen-thomas.com>

The individual lots are required because of financing.
There will be different banks on each residential building. Similar to the rest of Quarry Walk.
As we have always shared, this project is much too large for any single bank to finance.

We were unsure of the details on the residential when we did the first subdivision for the 11 lots years ago ago. We knew that we most likely would need this re-subdivision but didn't want to do it until we were sure of what the banks would require and the exact building details and lot lines.

11-C is to keep the walking trail separated out of the ownership and liability of the residential lots.

And of course the fire delay has even increased our need for different banks on 11-B.
As we have always said, this is standard and required for such a large and financially complex project.

Let me know if you need anything else.
Tom

Tom Haynes

Dream, Plan, Execute.
OWN IT!

Haynes Group, Inc.
220-2F Main Street
Oxford, CT 06478

(203) 888-8102 direct
(203) 815-5854 cell

On Sep 16, 2021, at 9:56 AM, Jessica Pennell <pandz@oxford-ct.gov> wrote:

[Quoted text hidden]

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - MAP TITLED "RECORD SUBDIVISION PLAN, OXFORD TOWNE CENTER QUARRY WALK 300 OXFORD ROAD VILLAGE CENTER MIXED USE DISTRICT, SECTION 6.2.4, OXFORD, CONNECTICUT", SCALE: 1"=80', DATED: 04/26/18, BY: LANGAN CT, INC., MAP #35-0415
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 ESTABLISHED THROUGH GPS METHODS.
- PROPERTY LINE INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF JANUARY 2014.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THE SUBJECT PROPERTY IS IN THE VILLAGE CENTER MIXED USE ZONING DISTRICT.
- THE DESIGN OF THE SUBDIVISION HAS CONSIDERED SOLAR ACCESS.
- ALL NEW LOTS TO BE CONNECTED TO THE MUNICIPAL SANITARY SEWAGE AND A PUBLIC WATER SUPPLY.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

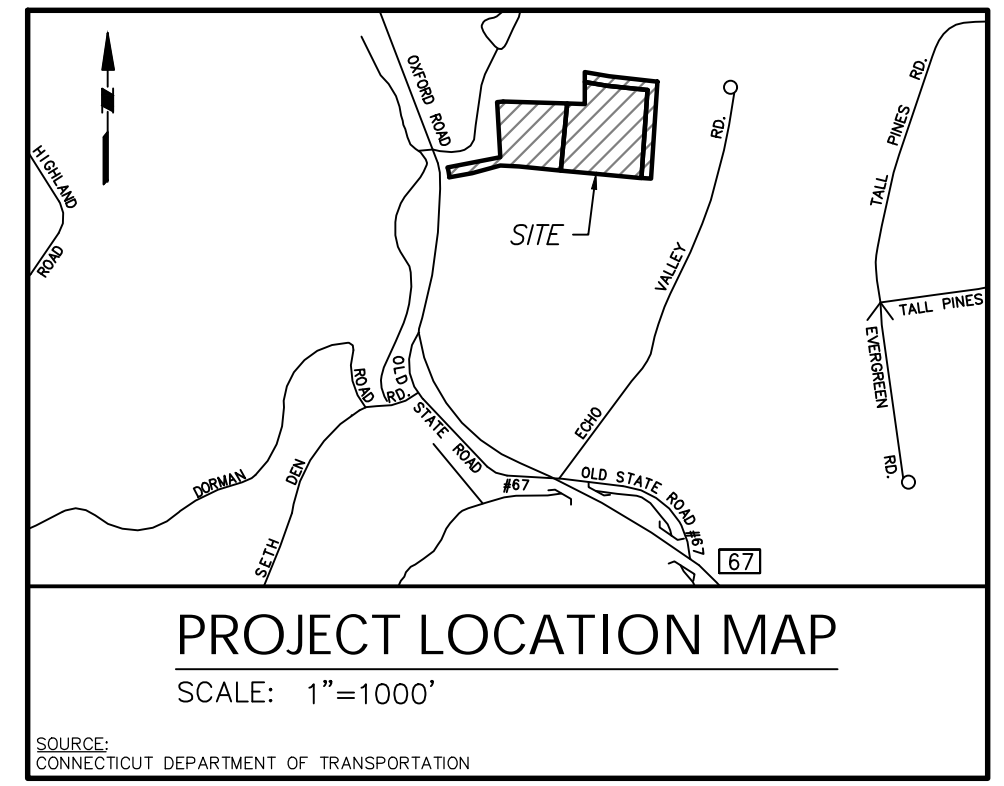
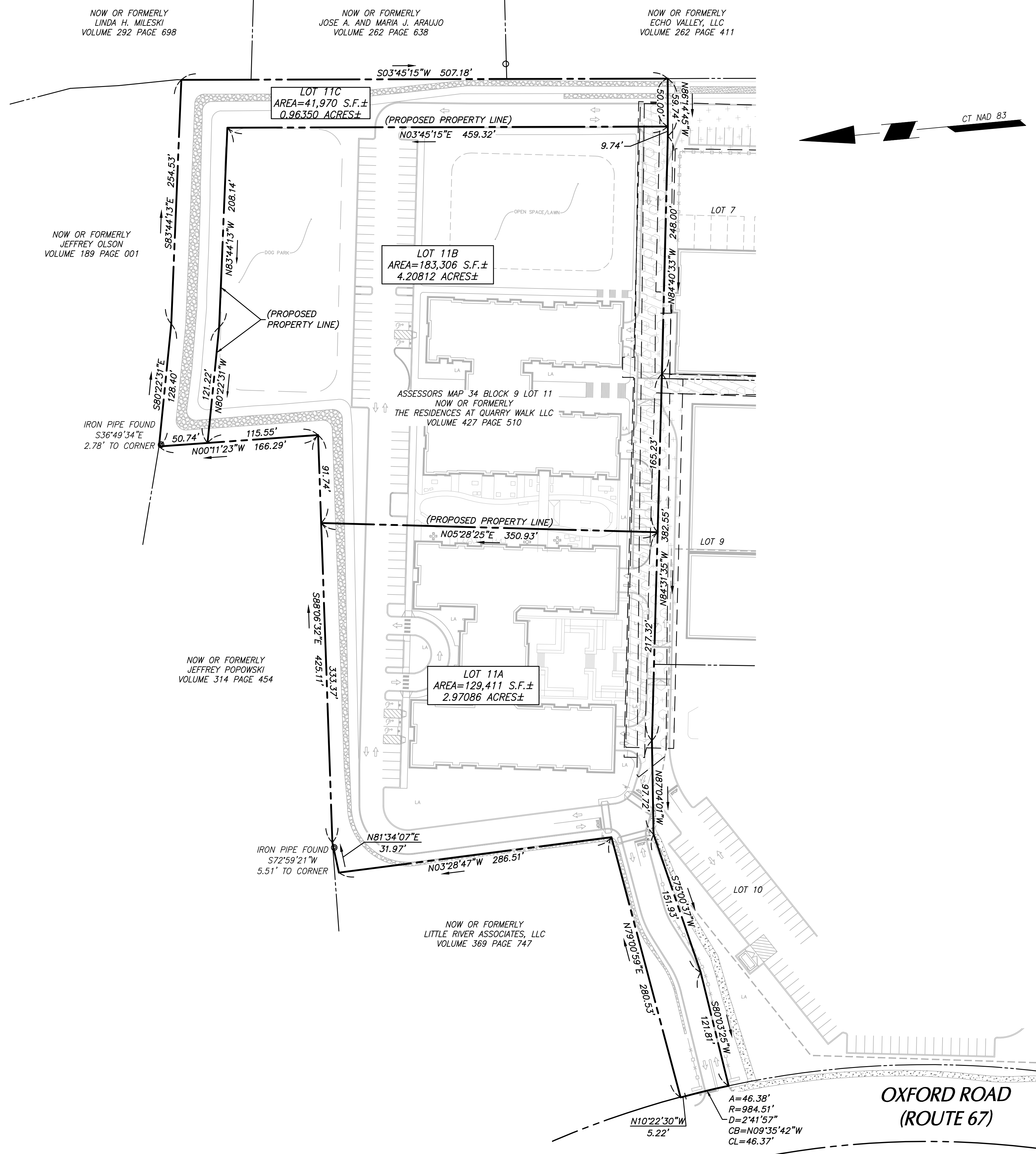
THIS VILLAGE CENTER MIXED USE DISTRICT SUBDIVISION HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 6.42.2 OF THE OXFORD ZONING REGULATIONS. APPROVED BY THE OXFORD PLANNING AND ZONING COMMISSION:

COMMISSION CHAIRMAN

COMMISSION SECRETARY

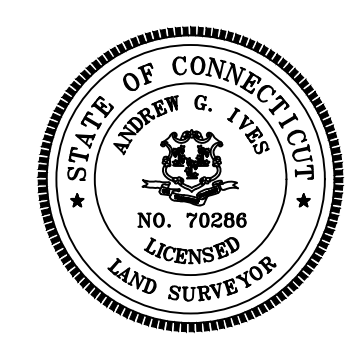
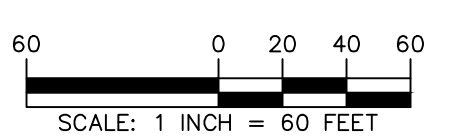
DATE

RETURNED TO THE APPLICANT FOR FILING ON _____, 2020



LEGEND (NOT SHOWN TO SCALE)

	PROPERTY LINE
	FORMER LOT LINE
	EASEMENT LINE
	WATER EASEMENT
	ELECTRIC EASEMENT
	GAS EASEMENT
	DOT EASEMENT



LANGAN
555 Long Wharf Drive, New Haven, CT 06511
T: 203.562.5771 F: 203.789.8142 www.langan.com
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
ABU DHABI ATHENS DOHA
DUBAI ISTANBUL
Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Collectively known as Langan

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
Project
THE RESIDENCES AT QUARRY WALK LLC
400 BOULDER PASS
VILLAGE CENTER MIXED USE DISTRICT, SECTION 6.2.4
OXFORD CONNECTICUT
Andrew G. Ives
PROFESSIONAL LAND SURVEYOR
CT STATE LIC. NO. 70286

Drawing Title
RESUBDIVISION PLAN - LOT 11

Project No.
140092601
Date
SEPTEMBER 2, 2021
Scale
1"=80'
Drawn By
JIS
Checked By
AGI

Drawing No.
SUB-3



NAFIS & YOUNG ENGINEERS, INC

CIVIL / ENVIRONMENTAL
ENGINEERING & SURVEYING

RECEIVED
3/10/21

March 10, 2021

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

Re: Meadowbrook Estates, Oxford, CT

Dear Mr. Sauter:

Nafis & Young Engineers, Inc. (NYE) has reviewed correspondence regarding the request for Bond release of the above referenced project. NYE recommends that the Bond be reduced to a 10% Maintenance Bond for one (1) year.

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

Sincerely,

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

HAYNES

Development

February 16, 2021

WPCA and Planning & Zoning
Town of Oxford
SB Church Memorial Town Hall
486 Oxford Road
Oxford, CT 06478-1298

Re: Mountain Road Estates (Meadow Brook Estates)

To Whom It May Concern:

Please be informed that all Units at Meadow Brook Estates closed on or before November 2020.

We respectfully request any and all bonds be released for the above referenced project.

Thank you in advance for attention to this matter, should you have any questions please feel free to contact me directly at 203-376-7182.

Sincerely,

Kathy Ekstrom
Development Manager

ke

**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



MEMORANDUM

DATE: March 17, 2021
TO: Board of Selectmen
FROM: Planning & Zoning Commission
RE: Bond Release Request – Meadowbrook Estates

The Planning & Zoning Commission received a request from Kathy Ekstrom, Development Manager for Haynes Development to release all bonds for Meadowbrook Estates. James Galligan, Land Use Engineer, reviewed the bond release request. The Commission took action on the request at their March 16, 2021 Regular Meeting.

MOTION BY Vice Chairman John Kerwin to make a favorable recommendation to the Board of Selectmen to reduce Bond #400KF6036, for \$300,000.00, to a \$30,000.00 Maintenance Bond to be held for one (1) year after the last closing, which for the record was November 1, 2020.

Second by Brett Olbrys.

All (7) Ayes.

Motion passed unanimously.

The Commission took no action on Bond #KF6039, as it is a Wetlands Restoration Bond, and needs to be reviewed by the Oxford Conservation Commission/Inlands/Wetlands Commission.

I have attached all the pertinent information, if you have any questions please contact me at Ext. 3016.

Sincerely,

Jessica Pennell, Coordinator
Planning & Zoning Commission

WINNICK, VINE, WELCH & TEODOSIO, LLC
ATTORNEYS AT LAW

375 BRIDGEPORT AVENUE
P. O. DRAWER 668
SHELTON, CONNECTICUT 06484
TELEPHONE: 203-925-3000
FACSIMILE: 203-925-3003

BRONISLAW WINNICK
JOHN H. WELCH, JR.
FRANCIS A. TEODOSIO
THOMAS J. WELCH

481 OXFORD ROAD
OXFORD, CONNECTICUT 06478
TELEPHONE: 203-881-3600
FACSIMILE: 203-881-3608

PLEASE REPLY TO OXFORD

September 3, 2008

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

**Re: Town of Oxford/C and M Homes, Inc.
Moose Hill Estates Subdivision**

Dear Members of the Planning and Zoning Commission:

With regard to the above referenced subdivision (#Z07-192), please note that I have reviewed all deeds, the Road Deed, the mylar and the Letter of Credit. All documents are in order, and I am in possession of the original Letter of Credit. The Naugatuck Savings Bank has authorized me to insert the actual volume and page of the recorded mylar into the Letter of Credit. Please direct the applicant to provide me with this information. I shall then in due course forward the original Letter of Credit for safekeeping to the First Selectman's Office. I shall keep the Road Deed on file until the road is accepted.

Very truly yours,


Francis A. Teodosio

FT/spk

cc: The Honorable Mary Ann Drayton-Rogers
Inland Wetlands Commission
Ms. Margaret A. Potts, Town Clerk



TOWN OF OXFORD

PROJECT SECURITY REQUIREMENTS

STEP 1: (To be filled out by Board or Commission requiring the Project Security)

The Planning/Zoning Commission
(Town Board or Commission) at a meeting held on 12-6-07
(Date)

approved the plan(s) for 2-07-192 Moose Hill Estates
(Project Name)

located at 97 MOOSE HILL RD.
(Address) As a condition of

approval, the Applicant, NEAL R. MAISON JR.
(Name) Yes is required to post a
bond to ensure completion of certain improvements, namely:

PERFORMANCE BOND / SOIL EROSION.
(Purpose of Bond)

The amount of the required security is to be determined by the Town Engineer and approval of bond is required from Town Counsel. The Applicant is reminded that no work may begin on this project until Step 4 of this form has been completed by the Selectmen's Office.

Acceptable forms of bonds are:

- Letter of Credit
- Surety Bond with same expiration date as subdivision
- Bank or Certified Check payable to the Town of Oxford

STEP 2: (To be completed by Town Engineer)

Security in the amount of \$ 572,000 is required as a
Performance + Soil and Erosion Bond for the above-referenced project.
(Performance, Maintenance or Soil & Erosion)

This security has been provided to ensure completion of the work identified in the attached statement. The project requirements have been reviewed and approved

on 8/14/08 by [Signature]
(Date) (P&Z Engineer)

STEP 3: (To be completed by Town Counsel)

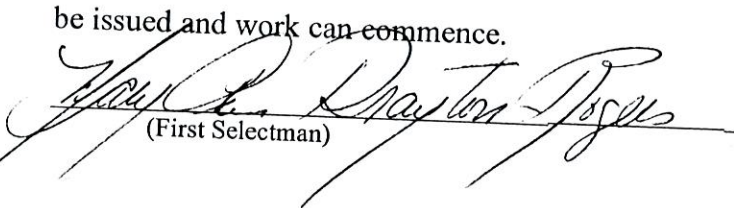
On 9/2/08 a bond (copy attached) in the form of a Irrevocable Letter of Credit
(Date) (Form of Bond)

8/22/08 and in the amount of \$ 572,000.00 for the above-referenced
(Dated) (Amount of Security)

project was submitted to this office. The form of the bond has been reviewed and
approved on 9/4/08 by Francis A. Teodosio, Esq.
(Date) (Town Counsel)

STEP 4: (To be completed by Selectmen's Office)

On 9/4/08 the original of the above-referenced security and a
(Date)
description of the engineer's project requirements identified in STEP 2 was deposited
with this office and placed in the security file. Accordingly, the necessary permits may
be issued and work can commence.


(First Selectman)

Distribution: Copy to P & Z. Original with Bond.

<u>Subdivision, Developer And Bank Name</u>	<u>Bond Type & Number</u>	<u>Bond Purpose</u>	<u>Bond Amount</u>	<u>Expiration</u>	<u>Actions</u>
<u>Glendale Adult Community</u>					
Christian Street Associates/Mark IV Construction Jack's Hill Road/Christian Street Western Surety Company	Surety Bond # 929347240 (For 2 Phases)	Soil & Erosion	\$130,000	No exp date	
<i>Revised Bond:</i>					
Federal Insurance Company	Surety Bond No: 82192042	Soil & Erosion	\$130,000	auto ext	
<u>Great Hill Road Turning Lane Project</u>					
Laydon Industries, Kristy M. Laydon, Vice-President 51 Longhini Lane, New Haven, CT 06519 Traveler's Casualty and Surety Co. of America	Surety Bond #105204283	Performance (Labor & Materials Bond)	\$69,975		
<u>Jackson Cove Pavilion</u>					
Elite Construction, Inc., 173 Mill Plain Road, Branford, CT Western Surety Company	Surety Bond No. 70697790	Performance	\$250,000.00	2 years after Default/ Ceases Work or Fails to Perform	
<u>Lakeview Acres – Section II (Amended Bond)</u>					
Lakeview Acres Corp. (Maria Esposito) Lakeview Trail Naugatuck Valley Savings & Loan	Letter of Credit #200742	Erosion Control & Grading	\$45,000.00	auto ext	
<u>Moose Hill Estates</u>					
C&M Homes (Neal R. Maison, Jr., President) Moose Hill Road Naugatuck Savings Bank	Letter of Credit No #562	Performance & Soil & Erosion	\$572,000	auto ext.	



July 27, 2021

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

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

Dear Mr. Sauter,

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

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

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

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

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

Sincerely,

CIVIL 1

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

Emily M. Jones, P.E.

T 203 266 0778
F 203 266 4759

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

NOT TO SCALE

LOT #4

LOT 11
7.16 ACRES
PROPOSED AREA -
7.86 ACRES

LOT #12

LOT #10

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

LEGEND

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

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

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

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

Scientific Name	Common Name	Quan.	Size	Root
Trifolium	Trifolium	2	6"	Cartl
Asperula	Asperula	2	6"	Cartl
Viola	Viola	2	6"	Cartl
Geranium	Geranium	2	6"	Cartl
Phlox	Phlox	2	6"	Cartl
Salvia	Salvia	2	6"	Cartl
Verbena	Verbena	2	6"	Cartl
Ornithogalum	Ornithogalum	2	6"	Cartl
Scilla	Scilla	2	6"	Cartl
Galium	Galium	2	6"	Cartl
Plantago	Plantago	2	6"	Cartl
Stachys	Stachys	2	6"	Cartl
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TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov 203.828.6503

Zoning Enforcement Official

NOTICE OF VIOLATION – CEASE & DESIST ENFORCEMENT ORDER

November 3, 2021

Kimp Properties
13 Seth Dr
Naugatuck CT. 06770

Re: 36 to 40 Hunters Mountain Rd. (aka Map: 36 Block: 4 Lot: 12) 40 Hunter Mtn Rd 10.6 acres +- Oxford, CT.

Kimp Properties,

The Planning & Zoning Department of the Town of Oxford recently became aware that excavating was taking place on the above-mentioned property. Upon investigation, it was determined that the activity took place and several deficiencies and violations were identified and noted. The files of the Planning & Zoning office do not reflect any permits issued for the above address and a permit is required. Furthermore, consent from the Board of Selectmen of the Town of Oxford is required to perform any activity and improvements on town property.

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

Article 4, Sections 1, & 2,
Article 11, Site Plan
Article 12 Soil and Erosion **MUST BE ADDRESSED ON 11.5.21**
Article 14.3 Approval of Major Regrading

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

Pursuant to the authority vested in me, by the Zoning Regulations of the Town of Oxford, Connecticut, you are hereby ordered and directed within (10 days) of receipt of this letter, to remedy the violations and deficiencies on site, as detailed above.

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

You may appeal this Notice / Order to the Oxford Planning and Zoning Commission on November 16, 2021 at a show cause hearing held here at the Town Hall at 7:30 PM Failure to respond within a 10-day period will result in further legal action by the Town of Oxford, and a citation with an accrued rate of \$150.00 for each day that the violation continues.

If you have any further questions or concerns regarding this notice /order, please contact the Zoning Enforcement Official at (203) 888-2543 ext. 3033.

Steven S. Macary, Zoning Enforcement Official

Cc : Attorney Kevin McSherry
Oxford Planning and Zoning Commission
Inland Wetlands Commission