TOWN OF OXFORD

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

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, July 19, 2022 at 7:30 PM on the following:

Z-22-094 [VCMUD] 400 & 500 Boulder Pass and 300 Oxford Road - Owner & Applicant: Oxford Towne Center, LLC, The Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC. (Amendment to the VCMUD Concept Plan - The Residences at Quarry Walk)

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 will be heard, and written communications received.


Dated at Oxford, Connecticut this 28th day of June 2022.

PLEASE PUBLISH on July 6, 2022 and July 13, 2022.

BY: Jessica Pennell, Coordinator
Planning & Zoning Commission
TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298

Planning and Zoning Commission

* 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)

☐ Subdivision   ☐ Resubdivision   Total Number of Lots:
☐ Zone Change   ☐ Special Exception   S/E (Include Article & Section No.):
☐ Excavation   ☐ Map/Text Amendment   (Include Article & Section No.):
☐ Site Plan   ☐ Other,

Amendment to VCMUD Concept Plan - The Residences at Quarry Walk

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

2) PROPERTY LOCATION(s):

a) Street Address: 400 & 500 BOULDER PASS and 300 OXFORD ROAD

Town Clerk Record Map Number: N/A

Assessor's Identification Numbers:
Map: 34   Block: 9   Lot: 26-K-11 & 26   Unit: ________

Zoning District: (Check One)

☐ RES A   ☐ RES Golf   ☐ COM   ☐ Planned COM
☐ RES POD   ☐ Ox Center   ☐ IND   ☐ CORP BP   ☐ Other

Water and Sewer: (Check the ones that apply)

☒ Municipal Sanitary Sewers   ☐ Private Wells
☐ On Site Septic Systems   ☒ Public Water

b) Street Address: _________________________________

Town Clerk Record Map Number:

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

Zoning District: (Check One)

☐ RES A   ☐ RES Golf   ☐ COM   ☐ Planned COM
☐ RES POD   ☐ Ox Center   ☐ IND   ☐ CORP BP   ☐ Other

Water and Sewer: (Check the ones that apply)

☐ Municipal Sanitary Sewers   ☐ Private Wells
☐ On Site Septic Systems   ☐ Public Water

Adopted by P&Z 10/15/09
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

OXFORD TOWNE CENTER LLC

3) APPLICANT: THE RESIDENCES AT QUARRY WALK LLC & THE RESIDENCES AT QUARRY WALK II 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: (203-332-8129 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: ________________________________________ REG. No:
Address: _____________________________________________________________
Town: ___________________________ State: __________________ Zip Code: ____________
Phone: (____) __________________ Fax: (____) __________________ Email: ______________

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: kborgardus@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 (Subject to BOS Approval)

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

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

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

12) SURETY OPTION (See Article 9 of Subdivision Regulations): N/A
 (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.)

Adopted by P&Z 10/15/09 Form PZ 004

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14) EARTH EXCAVATION: N/A
   (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
   __________ Record Subdivision Plan
   __________ Site Development Plan
   __________ Plan and Profile
   __________ Standard Construction Details
   __________ Connecticut Highway Department
   __________ Engineering Department Review
   __________ Drainage Calculations
   ________ Fire Marshal’s Review
   ________ Letter from Public Water Supply
   ________ P.D.D.H. Approval
   ________ Inland Wetlands Approval
   ________ W.P.C.A. Approval
   ________ Legal Boundary Description
   ________ Zoning and Subdivision History
   ________ Certificate from Assessor
   ________ Other: Concept Plan Amendment
   ________ increasing Residential 1 and 2 Bedroom Units from 150 to 162
   ________ Other: __________

17) REFERRALS:
   (Check the ones that apply)
   ☐ A portion of the property affected 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 = $ N/A
   __________ Cubic yards (x) $100 for each 1,000 cubic yards = $ N/A

   Public Hearing Fee = $ 650.00
   Other Fees = $ 310.00
   State Fee = $ 60.00

   Total Fee = $ 1020.00 (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 5/31/2022

b) PROPERTY OWNER(s): AUTHORIZED MEMBER OF THE RESIDENCES AT QUARRY WALK LLC AND OXFORD TOWN CENTER LLC

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 5/31/2022

20) INFORMATIONAL:

Authorized Member The Residences At Quarry Walk LLC Oxford Towne Center LLC

Communications with and recommendations from contracted P&Z staff are the sole responsibility of the applicant.

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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)

Adopted by P&Z 10/15/09 Form PZ_004
QUARRY WALK
300 OXFORD ROAD
400 & 500 BOUNDER PASS
TOWN OF OXFORD, CONNECTICUT

VILLAGE CENTER MIXED USE DISTRICT
CONCEPTUAL PLAN SUBMISSION (AMENDMENT 3)

DRAWING LIST

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APPLICANT
OXFORD TOWN CENTER LLC
320 PROGRESS LANE
SEYMOUR, CONNECTICUT 06483
(203) 886-9046

CIVIL, GEOTECHNICAL & TRAFFIC ENGINEER,
LANDSCAPE ARCHITECT & SURVEYOR
LANGAN CT, INC.
550 LONG WHarf DRIVE
NEW HAVEN, CONNECTICUT 06511
(203) 563-0771

ATTORNEY
DOMINICK J. THOMAS, JR.
COHEN & THOMAS
315 MAIN STREET
DERBY, CONNECTICUT 06418
(203) 755-9521

LANGAN
PLC12
Drawing No. CS001