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Mr. Steven S. Macary
Zoning Enforcement Official, Planning & Zoning Department
S.B. Church Memorial Town Hall
486 Oxford Road
Oxford, CT 06478-1298

re: New Haven Rowing Club Planning & Zoning Application (February 2020)
403-407-411 Roosevelt Drive

Attachment to Statement of Use

Our combined properties will be used for non-commercial recreational activities, principally the storage of rowing shells and parking.

The Town of Oxford has approved Special Exceptions for the New Haven Rowing Club previously, in 1991 for the construction of the existing boathouse (407 Roosevelt Drive), and also in 2003, to extend this non-commercial recreational status to the adjacent parcels (403 and 411 Roosevelt Drive).

The proposed unheated storage building will allow us to move shells presently stored outside to a more protected interior location. The proposed storage structure will be FEMA compliant (utilizing resistant materials, protected mechanicals, and flood venting). The proposed structure will replace two existing non-compliant buildings, which are to be demolished.

Hours of Use:

5:00am to 9:00am Monday to Saturday (March through November) (Sunday hours are reduced).

3:00pm to 5:30pm Monday to Friday (March through November).

In warmer winter periods, small groups of senior members may use the facility 7:00am to 10:00am.

Number of Employees:

(+/-) Two part-time coaching staff.

All other positions / roles / leadership are filled by the membership, serving as volunteers.

Exterior Lighting:

No exterior lighting is proposed for the parking area. The covered entrance areas (facing Roosevelt Drive) will have recessed ceiling-mounted down-lighting (IDA compliant). The façade facing the river will have (4) wall-mounted fixtures adjacent to the bay doors. These fixtures will be specified to be IDA compliant.



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