



March 16, 2020

Jeffrey Luff, Chairman
Planning & Zoning Commission
Town of Oxford
486 Oxford Road
Oxford, Connecticut 06478

RE: Change of Use Application
Lot 5 Fox Hollow Industrial Park
10 Fox Hollow Road, Oxford, CT

Dear Mr. Luff,

Chadwick-Baross has recently acquired Lot 5 Fox Hollow Industrial Park and is applying for a permit to change the use of the property.

A Special Exception permit for Contractor's Yards (§9.3.21) was approved by the commission in 2008. Due to the nature of Chadwick-Baross' operation, the new land use is more appropriately classified as Heavy Equipment Sales, Storage & Rental (§9.3.16). The proposed use is less intensive than the operations on a typical Contractor's Yard.

The current site layout with the additional equipment parking & storage areas has been approved by both Wetland and Zoning Enforcement Officers on June 13, 2019. At this time, Chadwick-Baross is not seeking alternations to the approved site plan other than several improvements to the existing site features, such as re-stripping the parking spaces, replacing the existing above-ground fuel tanks with a smaller double-wall concrete storage tank, and sealing the existing gravel pad to the northeast of the building with asphalt millings, which are in substantial conformance with the latest Zoning Regulations.

Therefore, we respectfully request a waiver of the requirement to treat the change of use as a Special Exception and a waiver of the requirement to hold a public hearing for said Special Exception use. Please feel free to contact us if you have any further questions.

Sincerely,
CIVIL 1

A handwritten signature in blue ink, appearing to read "Siyuan Cao". The signature is fluid and cursive, with a long horizontal stroke at the end.

Siyuan Cao, P.E.

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