

March 10, 2020

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

RE: Earth Excavation Application  
Lot 1R Pheasant Run Business Park

Dear Mr. Luff,

589 Investments, LLC is applying for earth excavation activities on Lot 1R Pheasant Run Business Park in order to prepare the site for future development.

The average grade of the existing lot is approximately 10' lower than the road elevation. In order to bring the site to a proper subgrade elevation, an import of 13,320 cubic yards of materials to the parcel will be required, which is consistent with the conceptual site plan that was approved on April 18, 2017 as part of the subdivision application by your commission.

All material will be generated from Lot 10 Woodruff Hill Industrial Park just south of the Towantic Energy Center, and transported through E Commerce Drive, Juliano Drive, Christian Street and Hawley Road. The trip takes less than 10 minutes and is completely within the Industrial District. All truck traffic will be restricted to 8am to 5pm, Monday to Friday.

Therefore, we respectfully request a waiver of the requirement to treat the earth excavation as a special exception and a waiver of the requirement to hold a public hearing for said special exception. This request is in conformance with Section 14.1.5.C of the Planning & Zoning Regulations that allows the Commission to grant such a waiver.

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

Sincerely,  
**CIVIL 1**



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