

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

Planning & Zoning Commission

PUBLIC HEARING MINUTES

Tuesday, May 27, 2014

7:00 PM

Main Meeting Room

Oxford Town Hall

CALL TO ORDER

Chairman Carver called the Public Hearing to order at 7:00 PM.

ROLL CALL

Present: Glen Persson, Jeff Luff, Tanya Carver, Todd Romagna, Pete Zbras, John Kerwin and Ed Rowland.

Not Present: Harold Cosgrove and Pat Cocchiarella.

Also Present: Jim Galligan, Town Engineer, Jessica Pennell, Administrative Secretary, Kevin Condon, Town Attorney and Anna Rycenga, ZEO.

Chairman Carver seated Alternate Ed Rowland in Commissioner Cosgrove's absence.

PUBLIC HEARING FOR APPLICATIONS:

Z-14-027 & Z-14-028 [COMM] – Applicant & Owner: Oxford Towne Center, LLC – Project: Oxford Town Center – (Zone Change) (Map Amendment) (Village Center Mixed Use District – Conceptual Plan)

Parcels included in application:

- a. 278 Oxford Road –Map: 34 Block: 9 Lot: 31A & 31B
- b. 300 Oxford Road –Map: 34 Block: 9 Lot: 26
- c. 3 Echo Valley Road – Map: 34 Block: 9 Lot: EV6
- d. 274 Oxford Road – Map: 34 Block: 9 Lot: 25 (Owner: 274 Oxford Road, LLC)
- e. Portion of 268 Oxford Road – Map: 34 Block: 9 Lot: EV4A (Owner: Barbara Scianna)

PUBLIC HEARING PROCEDURES

Chairman Carver outlined the Public Hearing Procedures.

Chairman Carver read the call of the meeting.

Chairman Carver called for any conflicts of interest from the commission members or the applicant. No conflicts were noted by the Commission or the applicant.

CORRESPONDENCE

Chairman Carver read correspondence from Brian Miller dated 5/22/2014.

Chairman Carver read correspondence from Jim Galligan dated 5/27/2014.

APPLICANT PRESENTATION

Dominick Thomas, Attorney for the Applicant, 315 Main Street, Derby, stated that tonight they will make a presentation to the Commission on the two applications, a zoning map change over the properties listed in the application over to VCMUD and a second presentation on the initial concept plan in accordance with the regulations for the VCMUD. He commented that the presentation would involve a brief presentation of the history of this site and some of the issues related to the site and also the plan and goals of the developer of this site as they have evolved over the last several years. He noted that they would address the compliance with the Oxford Zoning Regulations in asking the Commission to change the commercial zone over to the VCMUD. He commented that they will then discuss the concept plan and that presentation will involve a review of the issues relating to the site with traffic, Kyle Bogardus, the engineer for the applicant has responded to the concerns mentioned in Brian Miller's report and they will also address some of the concern's in the Town Engineer's report although they just received it today. He stated that there will also be a presentation from the architectural firm and the anchor tenant will also give a presentation. He stated that everyone is interested in what enhancement this will bring to Oxford in the form of economic development and they will also have a presentation of the marketing and fiscal impact statement. He presented the photos of the sign that was posted on the site and the original certificates of mailing for all the people within 250' of the project.

Tom Haynes, owner & applicant, Oxford Town Center, LLC, thanked all the elected officials for taking their time to set aside a special meeting for this. He stated that 15 years ago he was before the Commission when he had purchased the site; it's a site that has been around town for quite a long time. He commented that his brother and himself and their company have been involved for 15 years and he really understands how big of a project this is for the Commission and he understands how big it ids for the town. He mentioned that his brother lives in town and he thinks it is important that everyone understands who they are and the history of the site. He stated that there are a lot of facts and details that go into the history of this site and he knows what a big project this is for the Commission and for them (Haynes). He commented that the Commission can see the amount of time that is being rung up by a lot of professionals, and he thinks they have a great team, so he thinks it's important to present the history of the site and as to why they are here with Oxford Town Center. He stated that the site was purchased by himself and his brother in 1999 and they actually view this as one of four parts of what they have as Capstone Projects in the town of Oxford. He commented that this really isn't told and sold to everyone, but it really was their vision and their plan and Oxford Town Center, that is the name they gave this quarry when they purchased it back in 1999. He stated that it is one of what they call, Capstone Projects, and it is a term they use for a "significant project". He explained that their business is a family owned business and that their work really involves being part of the communities. He noted that they don't come in and develop a piece of property and then leave. He commented that his brother lives in town, their employees live in town and he lives in Southbury. He stated that their business is in Seymour and they have a lot of roots to Oxford. He explained that they have developed an overall concept in their minds as to how they could build some projects and be part of the community. He stated that Oxford Town Center was one and they thought it was an obvious one; it was a pre-existing retail center that had been approved for quarrying and under the idea that it would be a retail center. He commented that everyone will understand, as they get through this that a grocery store, the

anchor, was part of what they wanted to do. Oxford Town Center was one Capstone project that they wanted to do. He stated that he is going to talk about Meadow Brook Estates and about the sewer line and the S.B. Church house and it is because they are all connected. He explained that for them, not one works without the other. He stated that every one of them played an important part over the last 15 years as to why they got to this point. He commented that they are talking about OTC tonight, Meadow Brook is on Great Hill Road and it's an active over 55 community that they identified in 2002 that would fulfill a need for the community which would supply housing, not to compete with Oxford Greens for the local market. He stated that he is bringing up Meadow Brook because that was the impetus for them to be able to work with both Seymour and Oxford to facilitate a sewer agreement. He stated that they did that and Meadow Brook Estates was the project that allowed them to do that because, if everyone can remember, and this goes back decades, that the towns of Oxford and Seymour were actually in lawsuits fighting over sewer lines. So the sewer line ended at the Seymour town line and Oxford and Seymour were in court fighting over that. He commented that they knew that Route 67 on the southern side really needed the sewers and their project, Oxford Town Center, when it was going to be built would need sewers. He explained that through the development of Meadow Brook Estates they were able to use their position in Seymour and Oxford to bring the towns together and help facilitate that which then went to the sewer and water line pump station which they call the third Capstone Project for them, which allowed the sewer and water line to be extended all the way up to Park Road at this time, the pump station to be put in and eventually run up to the Oxford Town Center site. He stated that knowing that was all part of the scheme that they thought in their minds, had to be put together back in 1999 and 2002. The last piece of what they call the major projects for them is the S.B. Church house, which is a beautiful old mansion on Great Hill Road that really abuts into the back of Meadow Brook. He commented that their whole idea of these projects coming together was to be able to facilitate putting sewer and water utilities into that site and eventually bring that back to some sort of use within the community. He stated that he will only say right now that project is a future project and the Oxford Town Center is what they are working on right now. He commented that they really did have the vision and forethought to try to get this project to this place. He stated that he has been before this commission for 15 years on this one site, although in 2005 they brought a concept to the Commission with just a large retail component. He explained that this is an exciting time, for them to be able to come before the Commission with this project. He stated that he was going to give the Commission a brief history of how they got to Oxford Town Center with the properties and then he will turn it over to the professionals.

Tom Haynes: Oxford Town Center is 32 acres, in 1992 a site plan and earth excavation permit was approved from Markim for 278 Oxford Road. He stated that the town gave Markim an earth excavation permit that showed grading with the concept of retail development on 14 acres. He went on to say that in 1996 the Gendron family bought it from the Markims and they went in and started to run a quarry and gravel operation. He stated that back then he and his brother were just getting started, they were building schools and they were not in the materials business. In 1999 the Gendrons were struggling with this property and they bought and purchased 14 acres from Gendron with the existing approvals. He commented that he wants to make sure that everyone understands that they purchased this property with the previous approvals to bring the grades down to Route 67. That started the formation of Haynes Materials Company under a site development plan/concept and they opened their first quarry in the company. He mentioned that it is important to them because this is the legacy piece for them that started the company. He noted that they currently employ 150 people and this site really started that ability to take a piece of property, create jobs, run a business and turn it back into a useful vibrant part of a community. In 1999 for some reason they had the forethought to name the site Oxford Town Center. In 2000 they purchased the New England Brake and Tire building, the VEMS are the current tenants. He noted that it is a small parcel but it is going to be integrated into the project. He commented that in 2002-2003 they Meadow Brook became a real project for them and the idea about working with the sewers which is about two miles down the street from Meadow Brook. In 2003 the owner of another property came to them when he wanted to sell his property. They worked with the town and they came before the Commission and they consolidated the site plan and they opened up Oxford Yard and Masonry which up until a couple of months ago existed and operated on the lower part of Echo Valley Road. He stated that the property is 3 Echo Valley Road which is part of their application. He noted that they then combined it with a site plan to come up with 30+

acres and ran three businesses; Oxford Yard and Masonry, VEMS and the post office. He stated that in 2006, the Miners had been there, and if anyone has been in town long enough, Don Miner and his mother lived there and once they moved out, they purchased the house to include in this project. He stated that the entire project is 32 acres and follows the outline that I'm showing you here (referring to map). He stated that there is a sliver of land which is the Scianna property which operates Kurt Lee Products and long before they came along, they had an agreement that their sliver of land would be graded with the rest of the site. He stated that they continue that and then follow it along with creating an agreement that through this process now, they will cut off that back piece of property and Kurt Lee will keep his property for the time being and run his business and they will then include the Scianna property into the Oxford Town Center project, which is about 32 acres. He stated that the history of this is that while they were quarrying and running their business they were still trying to find tenants and ability to develop this, with the whole idea that they would put an Oxford Town Center at this site. In 2003-2004 somebody had come to them and convinced them to go forward with a shopping center that would encompass all 30 acres and it was another grocer. He commented that along the way they got an LOI, and signed an agreement in 2005 with competitor of Price Chopper and they actually had an LOI arrangement with Target who was going to come to the site. He stated that was in 2005 and we created, and I just looked at my files, and we came before the Commission to show you with a concept to show 287,000 square foot of retail with all big boxes and a bunch of little retail boxes that would sit out in front. He stated that that would have been great, and they thought that was where they wanted to go and the market wanted to go, and what happened was that there was a little bit of competition for sites trying to build grocery stores and shopping centers in Oxford back in 2006. He stated that there was one north on Twin Brooks and there was another one south, so they came to the town and withdrew their site plan. He commented that they stepped back to let the town decide. He stated that he found some articles from that time, and the First Selectman had said that it was appreciated that they backed out from the competition. He stated that as everyone knows, there is only one town center coming to Oxford and if it had been Twin Brooks, they would have given into that. He commented that history brings us to today and none of those projects were the place for Oxford Town Center. He stated that is where they are, although they did lose the Target, it went to Ansonia. He commented from about 2007 to 2012 an economic disaster really hit and there were no tenants coming here although they chased. He noted that he found letters, dates, and phone calls chasing Price Chopper to come and talk to them since 2005. He commented that they really tried everything they could to develop this property. He stated that the economy stalled us and they stopped grading, their earth excavation permit expired and they decided to just sit and wait and find development to come in. He commented that they again started chasing tenants and grocers and Tom Hayden and his boss, from Price Chopper will speak in a little bit, but they finally convinced them to come to Oxford. He stated that is the history of how we got here. He commented that he wants to take the opportunity to talk about the center. He noted the architectural renderings that were on display. He asked that the Commission draw their attention to some rock that was on display and stated that they truly call it a circle of life and it is something that is a philosophy within their company. He stated that when you take you need to give and when you give you really should give and be part of a family and part of giving to the community. He commented that this site was never meant to just be a quarry, but he is proud of the quarry, and there are 150 families that get fed just from the start of a rock pile. He referred to the rock, which he stated was cut and quarried in their new stone fabricating facility in Seymour which is really a direct result of this (referring to quarry) 15 years ago. He stated that all the stone from this center in this center fieldstone and wall stone will all be quarried and cut and put on the buildings in the Oxford Town Center. He commented that this stone is all across the state of Connecticut and probably New England. He stated that it goes into foundations, it goes into roads, it has gone into the two bridges in Oxford that they built, and it is very rare that you can go into a town and find that a business within the town is able to create a job, dig in the earth and actually help build homes and bridges, it goes into parts of our life that will be here long after we are gone and that is something to be proud of, so they call it the circle of life and they really believe they have an obligation to work with the community, find ways to provide solutions and to make money, without money they wouldn't be here, so they do this but they create businesses, you are going to hear that this will soon, eventually, this is going to get developed and they believe it that 275 jobs will exist in the retail center. He stated those are real jobs, grocery jobs, medical office jobs, professional offices, small retail, this is pretty exciting that they can create a project that is part of the community.

Tom Haynes stated that what they want to do is give the Commission a little bit of their vision, their view of what they wanted to create for Oxford and what they call "Oxford Town Center". He commented, unlike the original 2005 plan, which is the easy way out, if they could have found 300,000 square feet of retail, anybody could develop that and walk away and make some money, but that doesn't exist, and that opportunity doesn't exist in this area and very rarely in the state of Connecticut. He commented that what they knew they wanted to do was create a retail center, but they needed an anchor. He stated that they were fortunate enough to convince Price Chopper to look at this, and they did their studies and decided to come to Oxford and they are going to be a great partner. He commented that they knew that they were going to take their 32 acres and that they couldn't fill it up with all retail. They learned a lot along the way through building, so they kind of understand what the different types of markets and housing and they really believe that there are two places in Connecticut, and really in America, development is really going back to cities, it is going to what is called transit oriented developments which are really where people live, they eat, they shop, they work and they have transportation. He commented that there is also what they call a community based center, where there isn't a train or bus ways but it's still that sort of component where you have all those components of life built into a center. He stated that what they did was develop what they thought was a great concept, 32 acres, grocer anchored with about 214,000 of retail, medical, office building, car service, gas station, bank, etc., and that was our vision and through a very wise town father, he had suggested that they take a look at creating a market center, a town green, someplace for small retailers and offices to be able part of this center and your First Selectmen said, if you really want this to be a successful building, you really need to think about a village center. He stated that they then revised their plan and incorporated that, they have a green, they have a small retail on the first floor, which has a lot of interest from some local small businesses, and office is on the second floor. There is a proposed medical office building and they are working with an anchor right now, they have come to terms, and are going to be part of the community. They have a lot of ability for small local community based businesses to come in. He stated that they also know that they can't put 300,000 square feet of retail, and their vision is to create a place where they would put housing and residential, that would mix into the small marketplace, the retail, the medical office building, the shopping, the green, pedestrian friendly and also take part of your grocery and the larger retail which is needed for an anchor and the center of the project. They have come up with some concepts, townhouses and condominiums, about 150 homes that are going to be built into the community and be part of this pedestrian friendly, livable community. He commented that they have learned along the way that a lot of things in development now, and the way people have come to live is really like a two legged stool. He stated that a long time ago development was done with what is called the third place or the third leg and that is where the community comes together and can be able to, in different ways, go to a post office, go to a library, go to a barber shop and not have to be far away because right now we all live in two places, we live in our homes and we live at work so the component that has sort of changed in the past 30 or 40 years is that we've moved away from that third place, the community. He stated that is shifting back, if you realize that those big box colonial subdivisions are not as popular as they were 15 years ago and they know that because they have built enough of them, but they also built Meadow Brook and a lot of other housing around the state. He commented that what he realized is that people want to live in three places; they want to live at work, they want to live in their homes, but they also want a connection to the community. He noted that what they have provided her is what they call the third place, its allowing the people that live there to be a part of the community. He commented that the people in Oxford will now have the ability to come to a Town Center, they can come in and park their car, walk, sit on the green, go into the coffee shop, or Price Chopper, which is going to be a phenomenal store for the Town of Oxford. He emphasized that this is all centered around the design and building of Oxford Town Center as a three legged stool, without one part of this, none of this works and he thinks its important that everyone understands that because they have been at this for 15 years and everyone can look at this and tear it apart because it won't solve every problem. He stated that he wants everyone to understand that himself, his company and his family is committed, and they are not going anywhere, this is a true legacy project for himself and his family. He stated that when this is built he wants to come and sit and have a cup of coffee and be able to join the community. He reiterated that everyone can find reasons why some of this doesn't work, but without all of it, there is no project. He stated that for 15 years they have been trying to develop this and the south tried to develop this and the north tried to develop this, it doesn't work, this is a project

that when they are done, the community is going to say they are proud to be in Oxford; that is his commitment to this project.

Dominick Thomas stated that now they would like to go into the zone map change. He commented that as part of the packet the Commission received a zone map change. He noted that the parcels that were described earlier are the area for the zone map change (referred to map). He stated that the outer line is the 250' line and utilizing the GIS mapping through the Assessor's records, people were properly noticed and the notices have already been presented to the Commission. He commented that the Village Center Mixed Use District (VCMUD) is a floating zone which would be placed over the existing commercial zone on Route 67. The property has frontage on CT DOT Route 67 which is also known as Oxford Road. He stated that is important because it is one of the requirements of the VCMUD. He stated that it was mentioned in Mr. Miller's comments that there were questions of the properties coming together. He explained that Haynes Development or its entities, Oxford Town Center, LLC, Oxford Yard and Masonry Supply, 274 Oxford Road; they are all entities in the application, which are controlled by Haynes Development. He commented that all of those properties, while you see property lines, once you lay a development on that and you begin constructing a development on that, those merge by common law, not by statutory law, but by common law. He stated that the bottom line is the intent is when this done, the entire parcel will be owned by Oxford Town Center, LLC. He noted that Mr. Miller also made mention of subdivision issues, he stated that the Commission's concept is a two step zone. He commented that if the commission, hopefully, approves this conceptual plan, the applicant must then submit the site plan with all the specifics. He stated that what will happen in the future, how the site plan will be developed and whether or not the residential will be a different entity, whether or not there will be subdivisions required within the existing project is something for the future. He commented that it is something that is actually permitted in the Zoning Regulations but he wanted to very briefly comment on something that Mr. Haynes had mentioned. He stated that he has done a lot of land use and the impact of what happened in 2008-2009 is that their development is different, the development is now tenant driven, it is not driven by speculation and it is not driven by people coming in and saying that they are just going to put up square footage. He said that the bottom line is that they are before the Commission tonight to ask for a zone change over this property, it complies, and the end result is that it will be a single parcel. He noted that Ms. Scianna's signature is on the applications to permit that part of the property to be included in this project. He explained that one of the reasons the remaining parcel known as "Kurt Lee" is not part of the project is because their use is not a permitted use for the VCMUD, therefore they would not want to make it a non-conforming use at this time. He stated that the parcels included are a total of approximately 33 acres which means that they exceed the 20 acre minimum requirement. He commented that in the package that the Commission was given, there was a letter from the Heritage Water Company which stated that the water is available to this site once the infrastructure is constructed to the site. He also commented that the Commission was given a letter from the W.P.C.A. which stated that public sewer is available to the site. He noted that when developers do development, very often it is their responsibility to make sure that all of the requirements of zoning are met. He commented that they know a condition of any approvals would be that those two public utilities have to be brought to the site and what they have presented to the Commission are letters from the people with the jurisdiction over those utilities and they have stated that there is sufficient capacity and supply to support this development project. He stated that the Town's Plan of Conservation and Development must be addressed. He noted that the POCD was last updated before the recession. He quoted the following from the POCD: *Promote development of 21st century economy that utilizes the assets of Oxford to promote economic opportunities for Oxford residents and provide the tax base to fund a level of municipal services required by Oxford's growing population.* He reiterated that economic development is defined very simply as providing wealth for the community, which is why they are going to conclude tonight with the fiscal impact study. He stated that, in addition, the strategies that the POCD states are that economic development and growth should be planned with an eye toward urban sprawl and encouraging high density use. He commented that high density use applies to both commercial and residential, in other words, you are taking a site, and you are focusing on that site to create the amount of commercial square footage and the amount of residential that makes the site economically viable. He noted that is one of the key terms in economic development that has occurred, especially since the recession of 2008. He stated that the hope of any good developer is to make money, and Mr. Haynes stated that, in order to do that, he has to have an

economically viable project. He commented that Mr. Haynes talked about the three legs of this project, all of which are necessary. He stated that the point is that for the town to create the wealth of economic development, it needs to have a developer who can propose an economically viable project. He went on to say that the second strategy is, due to the lack of retail presence in the Oxford region, millions of dollars each year are leaving the local economy and being spent elsewhere. He noted that if the town was able to capture a portion of these retail sales it would have a tremendous impact on the local economy. He stated, therefore, the proposed amendment to the zoning map is in conformance with the conditions established in the VCMUD; it is in conformance with the POCD and follows the POCD. He stated, therefore, they are asking the Commission, based on those requirements that they have provided, to approve the zone map change. He noted that they would now move into the initial application for the conceptual plan approval in accordance with Section 6.6.2.2 of the VCMUD regulations.

Dominick Thomas stated that the regulations have set up a two-step process, a process of concept plan versus site plan. He stated that they also require applicants to explain to the Commission how the integration of the mixed uses come together to form the Village Center that was described to the Commission by Mr. Haynes. He noted that it is important to keep in mind as they make their presentation, that this is the concept plan, not the site plan. He stated, for instance, in Mr. Miller's comments, he talks about certain things concerning the subdivision, and there are certain things, even in Mr. Galligan's comments which really should be addressed at the site plan step. He commented that right now they are delivering the concept of how they are going to develop a center that is a focus for the people in Oxford to come to a center that delivers retail that is missing in Oxford, a center that will allow Oxford's small businesses to be able to come in and locate around an anchor, a center as you will see, that will provide a housing element in Oxford, that is missing, and a center that as you will see will generate extremely positive numbers when it comes to economic development. He introduced Kyle Bogardus, Langan Engineers, and engineer for the applicant to discuss the site plan.

Kyle Bogardus, Langan Engineering, walked the Commission through the existing conditions of the site. He noted that it is approximately 32 acres, a mixed use type development that is going to have a variety of uses. He noted that there are three access points along Route 67. The major access point location will have a traffic signal proposed. He noted that there would be a landscaped boulevard, tree lined streets and a pedestrian sidewalk. He stated that one access point is being proposed as a "right in, right out" with no left turn out of the site. He explained that there are three major zones on the site, a commercial zone, marketplace and residential zone. He described for the Commission the three different zones/areas of the site in detail. He stated that they envision the residential being separated, both horizontally and vertically, there will be tiered retaining walls and tiered foundation systems are being envisioned for the different types of housing. He noted that one third of the site is being dedicated to the residential, one and two bedroom units. He stated that they would be walkable, from resident to resident, as well as from the residences to the marketplace. He commented that a Traffic Impact Study was required for the application, which required state approval as well. He stated that they have gone through the first step with the state, which approved their trip generation volumes. He went into further detail regarding the traffic impact study and the entrances and exits from the site. He briefly described the Phasing plan to the Commission, noting that some of the Phasing will happen in concert with other phases so there is the potential to be working in all of the phases at the same time.

Dominick Thomas stated that on the phasing, they have to show a timeline and it's a five year timeline. He reiterated that this is tenant driven, and tenants have been coming forward and expressing interest, so as Kyle stated, it could very well be that Phases I & II happen at the same time because of tenants and with respect to the residential, the same thing applies there. He briefly discussed the parking requirements. He introduced the architect for the project.

Tony Amenta, Architect for the project began by discussing and explaining Price Chopper's new image, he referred to drawing submitted. He stated that the materials that they are using are traditional materials of New England; they are using natural stone and glass. He noted that the buildings will have pitched roofs, gabled roof forms and the building will have pass thru. He also described the stone base, which will come

from materials on site, as well as clapboard, and metal/fabric awnings. He explained the three different types of residential units.

Dominick Thomas introduced, Steven Duffy, Vice President of Architecture and Design of Price Chopper.

Steven Duffy stated that the first question for some is “who is Price Chopper?” He explained that it has been a family business for over 80 years. They have high quality foods and excellent service at a very good value. He noted that they are very proud of their community involvement. He stated that they pride themselves on being very connected to the community. He stated that they support hospitals, youth service organizations, and cultural activities throughout the community. He explained that there are times when they come into the community and have a ground breaking or they have stores that raise a lot of money for the community. He reviewed a few recent projects for the Commission. He mentioned that one of the amenities that they provide in their stores is a Starbucks, and there is a Starbucks located within this project. He went through slides that showed the images of the bakery and produce and explained that they believe in the representation of fresh flowers, which is located when entering the store. He stated that one core principle is that they are very anchored into sustainable building practices, the stated that there are various practices out there, they believe in the best practices for building and sourcing for materials properly and they reduce waste during construction and also during operation of the building. He noted that they look within a radius of the region for local materials. He commented that in this case, as Tom stated, they will be using the same stone from the site. He noted that they have very energy efficient systems throughout the building and they also have dedicated recycling centers. He stated that they are here this evening to present to the Commission a really exciting story. He stated that they are here to present to the Commission, at a conceptual level a glimmer of Price Chopper’s Company moving forward well into the next century. He commented that one of the things they need to do and have done over the past few years is look at themselves as a company, as a brand, as practice. He stated that people’s needs and people’s shopping interests change over time and they believe what they will see here in Oxford is going to be an all new Price Chopper brand platform that they have been working on. He stated that the use of the wood panels and stone really represent this new brand presentation. He thanked the Commission.

Dominick Thomas stated that this is the first prototype store and Price Chopper has chosen Oxford to roll it out. He commented that says something for Oxford. The questions are is there a market and they want to know what the financial impact will be upon the community. He asked the Commission to please remember that the fiscal impact studies are very conservative.

Chairman Carver called for a 10 minute recess at 8:53 PM.

Chairman Carver resumed the meeting at 9:10 PM.

Stanley Gniadowski, Realty Concepts, Inc. gave a brief summary of his background. He stated that he was commissioned to perform a developmental impact analysis and the method of analysis that he used was, first, he identified the properties that were presented tonight. He stated that he inspected the subject property and the surrounding areas. He commented that he also looked at some public records; he used the proposed plans and reports that were presented tonight. He stated that they have a common interest community, basically a condominium, and a retail development which is going to be owned by an entity and the benefits of that he will talk about a little bit later. He stated that he did a review of the current zoning and zone change and determined the differences. He commented that his analysis is based on the proposed zone change as if it was in place as of April 2014. He noted that he reviewed the Comprehensive Plan and the POCD to see if it was in conformity with that. He talked to several department heads in the Town of Oxford. He stated that he analyzed the impact on the surrounding properties with estimated development. He noted that he looked at engineering reports, the parking and snow mitigation reports, area housing data and retail demand for the area. He stated that Attorney Thomas and the developer are saying that everything this project represents is based on the demand that is generated by the population in the area. He noted that he did a 5 and 10 minute drive time analysis. He stated that when you look at this project, the couple of things that they are talking about, there is a concept in real estate called linkages and linkages are

components that make certain property types work and in this situation, the component that makes the retail work is the residential base having access. He stated that looking at the data, there is a demand for a food store. He commented that there is a large amount of leakage from the Town of Oxford because the town doesn't have a very strong retail base; in fact it is very weak. He stated that one of the things that make the residential work is the linkage to the shopping, medical care, etc. He commented that when there is a development like this, what they are really developing is a neighborhood community. He stated that this project meets all the linkage areas that make this project work. He noted that he looked at residential components median sale price for Oxford, which is about \$367,000.00. He stated that the income required to live in Oxford would be about \$85,000.00, when applied to the targeted sale price for the two bedroom units, at the price of \$240,000.00 to \$320,000.00 there is a range of about \$61,000.00 to \$77,000.00 income to live in those units. He stated that they have market rate housing that is good for the town and in balance with the complex itself. He commented that he analyzed the school aged children, which is the big question that happens here in town. He stated that he used the Rutgers Study; there are two studies that are out, the Rutgers and Baldwin study. He commented that the Rutgers study is the best thing that is available right now. He looked at the budget for 2013-2014, data from the Oxford School board, which shows a decline in enrollment, which is projected to continue into the future. He stated that the school age ratio that he used was .20 per two bedroom unit. He stated that he took the total number of units, 150, and multiplied it by .20 and that gave them about 30 school aged children. He stated that the developer is proposing one and two bedroom units which mean that there is a propensity to have less school aged children. He commented that the cost of education, when utilized, based on the budget for the BOE, came to about \$362,000.00 a year. He stated that he estimated that the residential population, on the high side would be 360 people in two bedroom units. He stated that he calculated personal property tax for the residential and retail components of the complex. He commented that for town related expenses he spoke to the Fire Chief, who did not see any increase in his department, but to be conservative for the retail component, he put in a \$5,000.00 expense for year. He noted that for the police department, he estimated based on the information from the town budget, he allocated \$31,000.00 for the residential and \$50,000.00 for the retail. He noted that he also spoke to the Ambulance Service, who saw no impact on their services, but he put in \$5,000.00 for the retail component and \$5,000.00 for the residential components. He stated that for Public Activities he added about \$12,000.00, and in education, he put in \$5,000.00 based on the 30 school aged children for the total of \$362,000.00. He noted that the residential aggregate value is \$42 million and the retail value is about \$28 million, which was verified by him based on the number presented to him by the developer. He commented that he did an independent analysis on the income and value and it came up to be about \$28 million. He stated that for the Fiscal Impact Analysis, he took the 150 units, came up with a total value, took 70% of that and multiplied it by the mil rate and came up with tax revenue generated from that, looked at expenses to the town with the two bedroom units, generated about 30 school aged children which was about \$12,000.00, which gave them that \$362,000.00 expense to the town, the figure he used for the police, ambulance, elderly and public activities came up with a total expense of about \$416,000.00 which generated about \$350,000.00 in positive tax revenue for the residential component. He stated that he did the same type of analysis for the retail component and came up with a positive tax revenue of \$520,000.00 which combined is an estimated \$870,000.00 positive revenue for the town. He stated that in addition the project will produce about 300 construction jobs and about 275 part-time and full-time employment opportunities for the retail component.

Dominick Thomas stated that with respect to the fiscal impact study, it is a requirement that they make the statement, they have to follow various standards and requirements. In conclusion, one, they have presented the fact that the zone change should be approved over the parcels of land that they requested because the proposal meets all of the standards stated in the VCMUD. He stated that they have also addressed for the Commission the issue of the initial concept plan and they believe the concept plan conforms to the POCD and the requirements the Commission has set forth in the VCMUD. As stated by the Chairman, they will continue and come back on Monday night.

Chairman Carver stated that now public comments will be received. She also stated that all the information presented tonight will be available in the Planning & Zoning Department.

QUESTIONS/COMMENTS FROM THE COMMISSION

The Commission had no questions or comments at this time.

QUESTIONS/COMMENTS FROM THE PUBLIC

Ed Carver, 1 Old Moose Hill Road stated that he is in favor of the OTC, good for the town but he is not in favor of high density housing and that the 150 units that they are proposing does not conform to the POCD. He believes there should be no more than 6 houses per acre. It would be nice to incorporate a library, a larger green area and have the sewer and water paid by the developer.

Yvonne Crowley, 97 Chestnut Tree Hill Road thanked the developer and stated that the plaza with the grocery is a good idea but she is not sure about the high density housing. The traffic concerns her, but she thinks we need to move forward with the plaza.

Linda Czaplinski, 30 Freeman Road stated that it would be nice to have a town center, a retail center but she opposes high density anywhere in town. She has concerns about the three legged stool intimating that without the residential the ability to maintain the retail is suspect. She also stated that the design could be better and a bit more attractive.

Donald Kohl, 43 Seth Den Road stated that his concern is about traffic and congestion on Route 67 and he would request another entrance point.

Kathy Johnson, 68 Dorman Road learned for developers and businesses to make any money they need a population and even though our population is growing, she doesn't think it is growing fast enough, especially with the downturn in the economy. She thinks we need those homes there. She likes and supports this project.

Bob Fusco, 6 Echo Valley Road stated that a lot of people are concerned because they live on top of this, he owns Home Plate Deli in Monroe and saw Stop & Shop be built from scratch across from them on Route 111. He stated that it is a disaster and he lost tons of money because of the operation that went on with the sewers and the dig up of street. He stated that he lost electricity and he had to buy generators. He stated that he is all for making money and he doesn't blame him for trying to develop it, but he guarantees that he wouldn't want to live on top of it. He stated that if you don't live on top of this you might like it. He questioned if there is a CD or insurance policy put out for the people that are surrounded, there is a lot of blasting.

Dick Burke, 447 Quaker Farms Road stated that it is a nice project, but he is flat out against high density housing and fears what it might do to this town. This is a rural environment and he is concerned that it will not be maintained. He stated that the fiscal impact is very conservative and has suspicions about the number of school children. He also stated that he is concerned that Scott and Jerry stated that there will be no impact on services; he does not see how that can be. He is also concerned about the traffic. He stated that it's the first door to open to jeopardize the town's rural character.

Kate Gelineau, 2 Little Valley Road stated that it is a beautiful plan but she hates it. She stated that it is not for Oxford at all, it is not perfect for Oxford. She stated that the commercial and high density housing is not Oxford. She commented that the sewer and water and construction on Route 67 are going to destroy traffic. She commented that when it is done it will be nice, but when it is done it will not be beneficial for Oxford. She stated that Route 67 is overpopulated as it is and a bank and pharmacy will bring in more crime. She also stated that the police and ambulance will be used more.

Lila Ferrillo, 93 O'Neill Road stated that it looks pretty but it is not for Oxford. She stated that small retail is conducive to the rural character of the Town. She stated that there will be traffic issues and that if you change this zone, you are removing some of the land that can be used for small, little retail shopping

centers that are traditional or what our town should look like. She stated that the second problem will be that if we build 150 units here, what happens to the formula on Affordable Housing, which is now at 3%? She commented that kind of skews it because now we are putting more into our formula which means the state can tell us we can build more Affordable Housing. She stated that more than 30 children will come out of these units. She commented that 150 people going to work in the morning, for years it was stated that a small retail complex would go there, but totally against building condominiums, the Town should not go in that direction.

Tom Kelly, 11 Seth Den Road stated that he has been putting up with a lot of dust and dirt from the quarry since its inception in the 90's. He stated that it is terrible situation to be in and the comments about people not having to live with it everyday are very appropriate. He stated that to sacrifice the town to something like this, it does not fit the rural character of Oxford, the housing, he states he sees where that coming from, it's a big pitch for a lot of the money in the tax base. He stated that clustering people in a small area, you are putting more strain on that section of the road and that's one of the most accident prone areas of our road. He stated that they will tell you that they will put in adaptations that will make it work, but the fact is that if they are allowed to put in 150 units, 150 cars, that many people leaving that facility to go to work or to go shopping or whatever it is they do, it is going to have another significant impact on Route 67 as we have already had from our normal growth on 1.5 and 2.0 acre lots and all the other stuff that is going on. He stated that you are exacerbating a very bad condition as it exists today. He stated that he would love to see the dust, noise and movement of his house when they do their blasting, but I don't think this is part of the rural character of Oxford.

Kathy Johnson, 68 Dorman Road stated that she has lived in Oxford for 39 years and Tom Kelly is her neighbor. She stated that there are going to be a lot of lights down there and she won't see as many stars, but for years and years we wanted rural character in this town, she stated they had a dream. She commented that when she moved into Oxford there were a lot less people, this town is 32.5 square miles and it has at least 125 miles of roads. She stated the people are screaming for economic development. She commented that you cannot have economic development unless people are living around it to buy things. She stated that she is not happy with it, she fought against the sewers and people don't know how badly she wants the town to stay rural, but it is just not destined to. She stated that she is going to remind people that they didn't want the golf course community or Meadowbrook either. She began discussion about the Rockhouse Hill Sanctuary and open space.

Mr. Fusco, 6 Echo Valley Road interrupted Kathy Johnson and stated that they are getting off base and that the Chairman should be ashamed of herself because he was told three times that he was off base, but Kathy Johnson is able to rant and rave.

Kathy Johnson, 68 Dorman Road stated that she is not ranting and raving, she is just expressing her opinion like Mr. Fusco did. She stated that she is not happy with it, but it's the best of what the town could have ended up with. She stated that there was a time when she didn't even want blasting there. She stated that she'd like to remind everyone that there is a power plant coming into the town, so if you want to worry about something, about rural character, think about that one.

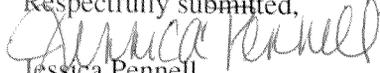
CONTINUE/CLOSE

MOTION BY Vice Chairman Luff to *continue* the Public Hearing on **June 2, 2014 at 7:00 PM.**

Second by Commissioner Romagna.

VOTE: All Ayes.

Respectfully submitted,



Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

JUL - 1 PM 4:07
TOWN OF OXFORD, CT
TOWN CLERK
By Request of A. West