



TOWN OF OXFORD

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

Oxford Conservation Commission / Inland Wetlands Agency

REGULAR MEETING AGENDA

Tuesday, September 27, 2022

The following is the agenda for the Oxford Conservation Commission Inland Wetlands Agency **Regular Meeting Members of the Public that would like to join our meeting in person at 7:30 pm in Room B at the S.B. Church Memorial Town Hall, 486 Oxford Rd, Oxford, Connecticut 06478.**

CALL TO ORDER/ROLL CALL:

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

AMENDMENTS TO AGENDA (IF ANY):

EXECUTIVE SESSION:

NEW BUSINESS:

(IW 22-105) Town of Oxford, 462 Oxford Road, (Map 27, Block 15, Lot 7A & 3) Proposed Activity= Stormwater & Grading Improvement for Town Park. (Total size of site= 31.78 acres) (Total wetlands on site = 2.85 acres) (Wetlands Impact = 0) (Upland Review area impact = 44,840 sq. ft) (Amount of material to be removed= 9,500 CY) (Amount deposited = 0)

(IW 22-106) Airamid, LLC, 13E Commerce Drive, (Lot 14 WHIP) (Subdivision name is Woodruff Hill) (Map 25, Block 22, Lot 13-14) (Proposed use=5,330 Sq ft. Ind. Building for Crematorium, Parking, Storm Drainage, Connection to public Utilities) (Wetlands impact =0) (Upland Review Area Impact = 10,684 sq. ft) (Amount of material removed = 105 c.y) (Amount deposited = 0 c.y.)

(IW 22-107) Vesta Modular, 8 Pheasant Run, Lot 3R, (Map 3, Block 29, Lot 163R) Proposed use = Construction of stormwater basin in support of development of site for Commercial/industrial modular storage & repair facility. (Total size of lot = 14.75 ac) (Total acres of wetlands = 1.88 acres) (Upland Review area impact = 9.959 sq ft) (amount of material to remove = 1,922 c.y.) (Amount of material to be deposited = 598 c.y.)

OLD BUSINESS:

(IW 22-86) DeFeo Materials, LLC, 79 Prokup Road (Map 25, Block 19, Lot 4-C) Proposed Use = Wholesale & Distribution business with building, outside storage & parking. (Total areas on site= 210,596') (Total wetland impact= 0) (Upland Review area impact= 20,000) (amount of material to be removed = 40,000) (amount deposited =0)

(IW 22-89) Rhode Island Lights, Inc, 228 Quaker Farms Rd, (Map 22, Block 69, Lot 34)
Proposed use = Residential subdivision, (Total acres of site =15,18 acres) (Total acres of wetlands = 3.69 acres) (Total wetland impact =0) (Total Upland Review area impact = 9000 sq. ft.)
(Amount deposited = 200 c.y.)

MATTERS OF CONSERVATION (Open Space or fee in lieu of):

-Discussion on Stormwater Corps Program from UConn

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

(IW 22-111) Louis Scianna, Jr., 574 Oxford Rd, (Map 27, Block 16, Lot M7) (Resubdivision Of Lot 6, Condon Road) (proposed use= Single family home) (Total size of lot = 2.19 acres) (Upland review area impact = 6,700 sq. ft) (Wetlands impact =0) \$1,180 fee pd

CORRESPONDENCE:

Discussion on bond release for Meadowbrook Estates for \$250,000

ACCEPTANCE OF MINUTES & AMMENDMENTS/CORRECTIONS TO MINUTES (IF ANY)

9/13/22 REGULAR MEETING MINUTES

ENFORCEMENT OFFICER REPORT:

- (Notice of violation- verbal)** Mr. Brown, 35 Fiddlehead Rd, clearcutting in a regulated area.
- Discussion on 441 Oxford Road, septic system repair without permit

PRE-APPLICATION:

MATTER OF LITIGATION, VIOLATIONS:

1. **Notice of Cease & Restore -10 Park Road violation (Ms.Tkacz) (update on current litigation- hearing ordered by State Superior Court Judge for June 13th, 2017 at 6 pm. (Letter received from hearing on October 23, 2018)**
2. **NOTICE of Cease & Desist – 17 Fiddlehead Rd. (Clear cutting of trees and excavation performed without permits) (Certified letter sent 7/22/21) (Show just cause hearing on July 27th meeting)**

3. (IW 21-10) Cornerstone Assembly of God, Inc., 656 Oxford Rd, Oxford (Map 19, block 28, Lot 10,13,22) proposed use = New Church & parking, Total size of site 16 acres (Total acres of wetlands= 3.77 acres) (wetlands impact = 0 acres) (Upland review area impact = 78,780 sq. ft.) (amount of material removed= 2,455 c.y.) (Deposited= 5,055 c.y.) Summons received
4. (Notice of Cease & Desist continuance) Mr. Scott Kimmer, 40 Hunters Mountain Rd, (Clear Cutting in a regulated area) Letter sent on November 3, 2021. (Cease & Restore voted to continue by motion at the 1/25/22 regular meeting) Restoration plan received on Feb. 8th regular meeting dated 2/7/22.
5. (Notice of violation) work done without permits at 81 Newgate Road, wedding facility.
6. (Notice of violation) 71 Woodside Ave, work done without a permit near watercourse "Show Cause Hearing" on regular 5/24/22 meeting.

COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS:

OTHER

ADJOURNMENT

Respectfully Submitted,

Denise Randall

22 SEP 26 PM 1:21
TOWN OF OXFORD, CT
TOWN CLERK
Denise Randall