



S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Oxford Conservation Commission Inland Wetlands Agency**

**REGULAR MEETING MINUTES**

Tuesday, September 22, 2015

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held in the Main Meeting Room of the S.B. Church Memorial Town Hall on Tuesday, September 22, 2015.

**Meeting was called to order at 7:34 P.M. by Chairman Michael Herde**

**ATTENDANCE ROLL CALL: Chairman M. Herde**

**COMMISSIONERS PRESENT:** Joe Lanier, Ethan Stewart, Sue Purcella Gibbons and William Richter

**STAFF:** Also present: I/W Enforcement Officer Andy Ferrillo Jr. and Denise Randall Administrative Secretary

**ABSENT:**  
None

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)**  
None

**AMENDEMENT TO AGENDA:**  
None

**NEW BUSINESS:**

(IW 15-62) William Cook, 12 Chauncey Drive, proposed in-ground pool (upland review impacted – 4,000 sq. ft.)

I.W.E. Officer A. Ferrillo stated: Mr. William Cook, 12 Chauncey Drive is present tonight and can answer any questions that the Commission might have from the site walk performed last week.

Chairman M. Herde stated: Ok, so everyone has been out there and if you have any comments, positive or negative you can let us know now. I believe everyone is on board now.

I.W.E. Officer A. Ferrillo passed out the photos taken at the site.

Chairman M. Herde stated: I think after going out to the site it seems it is a minor intrusion to the wetlands. There are challenging grades, the house is up on one corner of the property and there will be no intrusion in on any of the regulated area. We think it was a very insignificant impact and there should not be a problem with it.

Chairman M. Herde asked the Commission if anyone else had any comments.

**MOTION** made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner B. Richter** to approve (IW 15-62) Mr. William Cook, 12 Chauncey Drive for minor regarding in that vicinity and allowing minor intrusion to the wetland. All in favor **5-0**. Permit expires on 9-22-2020.

I.W.E. Officer A. Ferrillo asked: Did you decide on the type of pool, as far as the type of system you will be purchasing?

Mr. Cook replied: No, not yet.

I.W.E. Officer A. Ferrillo stated: The only thing you should watch is when you back wash. You want to try to direct the back wash away from the wetlands.

Mr. Cook stated: I think we may go towards a salt water type system, it seems it's the way to go.

Chairman M. Herde stated: Yes, but even with that type of system in general, all of it has to generate towards a dryer area and not into the wetlands.

Mr. Cook agreed and stated: Ok. This is good to know.

I.W.E. Officer A. Ferrillo stated: The fee for additional wetland impacts is \$300.00.

Mr. Cook promptly paid the fee, thanked the Commission and left the meeting.

**OLD BUSINESS:**

1. **(IW 14-54)** Oxford Towne Center, LLC, 274-300 Oxford Road, (map 34, Block 9, Lot, EV6, 31B, 31A, 25, Mixed use development (approved at Special Meeting on Aug 19, 2014)

I.W.E. Officer A. Ferrillo stated: The Town Engineer, Jim Galligan is still reviewing the plans for the Oxford Town Center proposal to eliminate a lower detention pond in the Echo Valley Area. Also to condense the proposed underground detention system, instead of having the 3 separate units, they feel they can do it in one oversize unit as test borings indicate the soils are better in that area. I will try to get an answer by the next meeting.

**EXECUTIVE SESSION:**

**NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)**

(IW 15-73) Walter Oliwa/Corrine Sorrentino, 24 Old State Road/67 (Map 34, Block 75, Lot 4) Proposed Activity –removing stone & Debris from watercourse & relocation to side banks- 3.9 acres.

**MOTION** made by Commissioner S. Purcella Gibbons to accept (IW 15-73) Walter Oliwa/Corrine Sorrentino, 24 Old State Road/67 (Map 34, Block 75, Lot 4) Proposed Activity –removing stone & Debris from watercourse & relocation to side banks- 3.9 acres. **Seconded by Commissioner E. Stewart.** All in favor **5-0.**

**CORRESPONDENCE:**

**OTHER BUSINESS:**

Commissioner J. Lanier asked about the Storm Drain Marker program.

I.W.E. Officer A. Ferrillo explained what the program is about.

Secretary D. Randall stated: If anyone is interested in this October D.E.E.P. class coming up regarding soils types, please let me know soon.

**ACCEPTANCE OF APPROVAL MINUTES & CORRECTIONS TO MINUTES (IF ANY):**

**MOTION** made by Commissioner S. Purcella Gibbons to approve the minutes from 9/8/15. **Seconded by Commissioner B. Richter.** All in favor **5-0.**

**ENFORCEMENT OFFICER:**

I.W.E. Officer A. Ferrillo stated: Regarding 26 Cedar Lane, I issued a preliminary approval to construct a garage and let the property owner (Ms. Hardaswick) know that this approval was contingent on inspection of the property the following day. When I pulled up the GIS on the

property, there is a large wetland on the property. Here are photos of the property. The owner would like to place a garage in the paved area (pointing to photo). Commissioner Richter and myself went to the inspection and found wood chips filled into the wetland working in from the road. (pointing to the map)

Chairman M. Herde asked: Is this all relatively recent fill?

I.W.E. Officer A. Ferrillo replied: The stuff in front that is real green (shown in the photo) is not recent, but the wood chips are relatively recent.

I.W.E. Officer A. Ferrillo stated: We looked at it and thought maybe we can make the owners pull back at least all the raw wood chips and such. Also plant some wetland plantings, no more cutting and place some conservation area markings so that there is no cutting. I think I should probably take another application for taking the fill out of the wetlands. Most of it is grass clippings and wood chips, it's pretty soggy. There is a town drain that comes off the road and right into there. A letter was sent out on September 15<sup>th</sup> and I will wait to see if they respond.

I.W.E. Officer A. Ferrillo stated: I have a request here from the management group at Oxford Greens and I thought the Commission should make a decision on this. The letter is asking for me to access their detention ponds to see whether I think they need to be maintained. My personal opinion is I believe we should not get involved as it is private property but would like to know the Commissions thoughts.

Chairman M. Herde replied: Just let them know they need to be maintained and if they are in bad shape, then there may be a violation. All privately owned detention basins are supposed to be maintained by the owners under Connecticut Wetlands Statutes. It's a wetland and it protects a wetland and has nothing to do with your approvals for the subdivision if your polluting a wetland because your not maintaining your basis, then your in violation.

Commissioner W. Richter asked: Wasn't that in the original approvals?

I.W.E. Officer A. Ferrillo replied: Yes, I believe it was.

Commissioner J. Lanier asked: Does the town maintain the schools catch basins?

I.W.E. Officer A. Ferrillo replied: We do not maintain the basins, that is the schools responsibility but we do maintain the level spreader at the high school.

I.W.E. Officer A. Ferrillo stated: I received a call from Ralph Corbo (Corbo Associates) asking for a bond release for 31 Fiddlehead, lot 18. Here are recent photos that Commissioner S. Purcella Gibbons took last week at the property.

Secretary D. Randall stated: I sent the minutes showing the planting plan and the motion to Mr. Corbo.

I.W.E. Officer A. Ferrillo stated: I spoke with him after he received the email and he stated he would take care of everything.

Commissioner S. Purcella Gibbons stated: The photos I took can be entered into the file.

I.W.E. Officer A. Ferrillo stated: We will wait to hear back from Ralph Corbo.

### **COMPLAINT/CONCERN:**

**Violation- 38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)** some erosion into the Town of Beacon Falls appears to have stopped at this point and there is silt fence and hay bales in place. Wetlands Officer and First Selectman notified by Letter on 6/15/15.

I.W.E. Officer A. Ferrillo stated: Fred D'Amico (D'Amico Engineering) is not ready with the certified A2 of the property to determine exact location or a remediation plan.

**Violation** – Little Punkup Road (Mr. Paul Kochiss) Cease & Desist- Wetlands Map 15, block 55, lot 71.

I.W.E. Officer A. Ferrillo stated: Secretary D. Randall sent an email to Fred D'Amico and the response was that he will definitely be at the next regular meeting on October 13<sup>th</sup>.

### **REPORTS ON SEMINARS, INSPECTIONS, and OTHER MEETINGS SCHEDULED OR ATTENDED NEWSPAPER ITEMS & P & Z MINUTES:**

### **OTHER ITEMS OF CONCERN:**

### **COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS OTHER:**

- 1) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 2) Open Space Inventory Map. Completed by New England Geo systems
- 3) Town of Oxford Catch Basins (Silt Removal).
- 4) Storm Drain Marker Program (Phase II).

**APPLICATIONS NOT REQUIRING OCCIWA APPROVAL & PERMIT APPROVALS:**

**MAY**

5/6/2015	Matthew Brodacki Haynes Dev	7 Oakwood Drive	C.O. for residential
5/7/2015	Company	Holly Court -Unit 150	C.O. for residential
5/11/2015	A-1 Pools	13 Rolling Hills Rd	App for IG pool
5/11/2015	Ara Burlinson	339 Chestnut Tree Hill	App for Deck
5/11/2015	Timothy Gavaletz	421 Oxford Road	Building Sign
5/13/2015	Mead Construction	7 Fox Hollow Road	C.O. for Keg Storage
5/18/2015	Richard Chmielewski	32 Reality Road	App for Detached Garage
5/20/2015	Corbo Associates	Lot #18 Fiddlehead	C.O. for residence
5/20/2015	Pulte Homes	672 Championship Unit 18	C.O. for residence
5/20/2015	Pulte Homes	674 Championship Unit 19	C.O. for residence
5/20/2015	Pulte Homes Haynes Dev	676 Championship Unit 20	C.O. for residence
5/21/2015	Company	701 Holly Court	C.O. for residence
5/26/2015	Nicolari Carpentry	46 Old Country Rd	App for Decks
5/26/2015	Newtown Pools	2 Kirkwood Drive	App for IG pool
5/27/2015	Joseph Dempsey	4 Sunrise Drive	App for 10x16 shed
5/27/2015	Joseph Dempsey	4 Sunrise Drive	C.O. Shed
5/27/2015	Dave Steeves	10 Oxford Road	Additional Fee due
5/28/2015	C. Edwards	8 Randall Drive	C.O. Residence

**JUNE**

6/1/2015	A-1 Pools	10 Jem Woods Road	App for IG Pool
6/1/2015	Shirley Costello	328 Oxford Road	use permit
6/3/2015	Richard Hinkson	5 Edmunds Road	Awning, Replace Windows/Bathroom
6/3/2015	Bruce Goulart	117 Goodhill Road	Renovations
6/4/2015	Alliance Oil	357 Oxford Road	Permit for Sign
6/4/2015	Corbo Associates	40 Jem Woods Rd	App for Residence
6/4/2015	Tribury Restaurant	143 Oxford Road	Remodeling
6/8/2015	Chris Kelly	603 Championship Dr	App for Deck Extension
6/8/2015	Brian McCanagahy	12 Davis Road	App for Shed
6/8/2015	Anthony Daverso	2 Country Farms Rd	Bsmt alteration
6/9/2015	Robert Weiner	Under the Rock, lot 43	Non-Permanent Trailer
6/10/2015	Mary Farrenkopf	12 North Mark Drive	Screen Porch
6/11/2015	Corbo Associates	39 Jem Woods Rd	App for Residence
6/15/2015	Mount Rd Estates	160 Meadowbrook	App for Residence
6/15/2015	Mount Rd Estates	157 Meadowbrook	App for Residence
6/15/2015	Mount Rd Estates	1007 White Birch lane	App for Residence
6/15/2015	Mount Rd Estates	1005 White Birch lane	App for Residence
6/15/2015	Tiki Monster Realty	556 Oxford Road	Cat Vet hospital
6/15/2015	Margaret Jennings	16 Peach Farm Rd	App for Shed
6/15/2015	Mary Ann Faroni	29 Fairfield Road	C.O. for pool/2 additions
6/16/2015	Corbo Associates	36 Jem Woods	App for Residence
6/16/2015	Nathanial Wilcox	38 Jenny Lane two	Violation
6/18/2015	Civil One Stihl Corp.	Lot 12 & 15 Patriot Way	Permit for Industrial Building

6/21/2015	Louis Pracaccini	130 Park Road	C.O. For Wall
6/22/2015	Jackie Lizak	13 Jensen Farm Road	AG Pool
6/22/2015	David & Kara Wilk	170 Hogsback Road	3 season porch, remodel master ba
6/23/2015	Robert A Pettinella	10 Anthony Pond	Violation
6/23/2015	Robert Pettinella	6 Anthony Pond	Violation
6/25/2015	James Davis	623 Championship Rd	Finished basement
6/25/2015	Steven & Suki Smith	12 Great Oak Road	Renovation of Master Bath
6/30/2015	Oxford Town Ctr	300 Oxford Road	Newtown Savings Bank
6/30/2015	Douglas Jackson	55 Sioux	C.O. Garage

## JULY

7/2/2015	Kindercare of Oxford	35 Old State Road	Interior of Closet
7/7/2015	Terrence McCarthy	594 Putting Green	New Windows
7/9/2015	Jerard Gramlich	733 Oxford Road	replace existing sign

## AUGUST

8/3/2015	Michael Ligi	501 Roosevelt Drive	Application for Deck/Stairs
8/4/2015	Town of Oxford	Woodruff Hill/indust park	Permit for Power Plant/Lay Down are
8/5/2015	JTP Construction	8 Hart Court	Application for Deck
8/10/2015	Pellumb Ameti	8 Mountain View Court	Application for Deck
8/13/2015	William Cook Oxford Greens	12 Chauncey Drive	Permit for Regrade/pool
8/13/2015	Assoc	97 Country Club Drive	C.O. Club House Addition
8/17/2015	Ara Burlinson	339 Chestnut Tree Hill Rd	C.O. Deck
8/18/2015	B. United Int'l Pepin/Price	7 Fox Hollow Road	C.O. Addition
8/18/2015	Chopper	300 Oxford Road	Super Market
8/19/2015	Corbo Assoc.	Lot #15 Fiddlehead	C.O. Residence
8/20/2015	Ronald Turmel Mountain Rd	9 Pope Road	Agr Pond Clean out
8/24/2015	Estates	703 Holly Court	C.O. Residence
8/26/2015	Justin Harding	54 Dorman Road	Application for Pole Barn
8/26/2015	Mary Ann Jones	503 Putting Green la	Application for Deck Screened in por
8/31/2015	Joe Chicowski	502 Oxford Road	Application for Deck
8/31/2015	Frank & Sally Baer Oxford High	150 Country Club Dr.	Application for Removal of screen/Wi deck
8/31/2015	Booster	61 Quaker Farms Rd	Concession stand inside existing building

## SEPT

9/2/2015	Conn Residential	19 Bishop Road	Application for Residence
9/2/2015	Amy Rohne	5 Buckskin Lane	Replace existing Front Porch that col
9/2/2015	Trinity ERD	353 Christian Street	New Tenant Fit out

9/8/2015	ERI-Amyloid Lab Anthony	315 Riggs St	Use Permit, Tenant Fit-up
9/8/2015	Kacprzycki	8 Hart Court	C.O. A/G Pool
9/8/2015	Conn Residential	Lot 6, Bishop Road	C.O. Residential
9/9/2015	Richard Hinkson	5 Edmonds Road	I.G.T. Pool
9/9/2015	Owen Spargo	20 White Gate Rd	C.O. Pool/Deck
9/10/2015	Ricardo DaSilva	65 Thornson Rd	Complete Interior/Exterior of home Change Existing 2 family to single family footprint
9/10/2015	Jime H. Ton	575 Roosevelt Dr.	Interior construction of office
9/10/2015	Kard Realty	3 Morse Road	Copies
9/10/2015	John Holguin	98 Good Hill Rd.	Application for Deck
9/14/2015	Diamond Rosa	14 Somers Lane	Application for replacement of existing
9/14/2015	Nathaniel Wilcox	38 Jenny Lane Two	Application for Garage
9/14/2015	Jochen Echner Bill & Barb	197 Park Road	
9/16/2015	Wilchinski	30 Silva Terrace	Interior renovation Kitchen, master bedroom
9/17/2015	Mr. Robert Rung	652 Championship Dr	3 season porch, no extension of footprint
9/17/2015	Walter Oliwa	24 Old State Road	Permit for Watercourse Clean out
9/17/2015	Michelle Christian	46 Charter Oak	Copies
9/18/2015	Adriene Radcliffe	144 Oxford Road	Arts & Crafts Studio

#### **MATTERS OF VIOLATIONS/LITIGATIONS:**

1. Cocchiola Riverview Subdivision review of bond reduction.
2. Notice of Cease & Restore - **10 Park Road** violation (Ms. Tkacz) (Pending Litigation)
3. Little Punkup Road (Mr. Paul Kochiss) **Cease & Desist** – wetlands Map 15/block 55/Lot 71
4. **38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)** serious erosion into the Town of Beacon Falls Wetlands Officer and First Selectman notified by Letter on 6/15/15.

#### **REPORTS ON SEMINARS, INSPECTIONS, and OTHER MEETINGS SCHEDULED OR ATTENDED NEWSPAPER ITEMS & P & Z MINUTES:**

#### **OTHER ITEMS OF CONCERN:**

#### **COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS OTHER:**

- 5) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).



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- 6) Open Space Inventory Map. Completed by New England Geosystems
- 7) Town of Oxford Catch Basins (Silt Removal).
- 8) Storm Drain Marker Program (Phase II).

**MATTERS OF CONSERVATION:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner B. Richter** to adjourn at 8:29 p.m.  
**Seconded** by **Commissioner E. Stewart**. All in Favor **5-0**

Respectfully Submitted,

Denise Randall  
Administrative OCCIWA Secretary

15 OCT 10 AM 3:59  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK