

March 24, 2015



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 MINUTES

Tuesday, March 24, 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, March 24, 2015.

Meeting was called to order at 7:30 P.M. by Chairman M. Herde

ATTENDANCE ROLL CALL: Chairman Michael Herde

COMMISSIONERS PRESENT: Sue Purcella Gibbons, Tom Adamski, Ethan Stewart, Bill Richter

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

ABSENT:

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

None

AMENDEMENT TO AGENDA:

Motion made by **Commissioner S. Purcella Gibbons** to add 2 amendments to the agenda that include 2 new applications accepted and also add one new application already on the agenda.

- 1) (IW 15-11) Enterpot BUI, LLC, Lot 3, Fox Hollow (construction of Industrial Bldg)

2) (IW 15-8) Glenn Fritz, 72 Oxford Road (parking lot ext., Light and car show

3) Mark Purington-Owner, Echo Valley Road (Proposed single family home) Map 34, Block 9, lot EV4

Seconded by Commissioner B. Richter. All in favor 5-0.

(PRE-APPLICATION)

NEW BUSINESS:

1) ONYX France –(IW 14-92) 16 N. Larkey Road

I.W. Officer A. Ferrillo Jr. stated: This application is tabled as we are waiting for a response from the applicant's engineer.

2) (IW-03-298) Ferris Properties, LLC Prokop Rd (Lot 4 Building & Storage).

I.W.E. Officer A. Ferrillo stated: Due to the weather, the environmental review can't be performed at this time. We will wait until the next March regular meeting to see what happens.

3) (IW 15-4) Richard Dilley, 79 Barry Road, single family residence, 2000 sq. ft of upland review area impact.

I.W.E. Officer A. Ferrillo stated: Fred D'Amico (D'Amico Engineering) was supposed to be here to give his presentation but did not show.

4) **(IW 15-5)** Timothy Butterworth, 105 O'Neill Road, (Proposed garage and pool) 1,000 sq. ft of upland review area impacted.

Mr. Butterworth did not show up for meeting.

IW 15-6) Borghesi Building & Engineering, (property owner Earthworks Excavating) Lot 1, Fox Hollow Rd, (proposed new building for Adams Equipment, detention basin) 18,500 sq. ft. upland review area impact

Mr. Gary Capitiano stated: I'm here representing Borghesi Building and I'm here this evening to propose a newly constructed building which is just under 30,000 square feet and the proposed lot is Lot 1 Fox Hollow Road which is at the corner of Jacks Hill Road. Mr. Ozckowski is currently the owner of the property which is under contract to sell to the company moving in there and they are called Adam Equipment. Their business is measuring devices of scales and balances and things like that to a wide range of different businesses worldwide. The main function will be wholesale distribution. They have some office areas, training rooms and testing areas with minor assembly and a service department. The property boundary coming down toward Jack's Hill Road, there is a conservation easement.

Mr. Capitiano stated: We have been in touch with your Town Engineer Jim Galligan and from my last meeting with you, there was discussions regarding some type of storm water treatment. We came up with this particular product called the 21 BT1 Storm water treatment which I think addresses your concerns. (Showing the Commission the product)

Chairman M. Herde asked: Wouldn't this clog up with leaves?

Mr. Capitiano replied: Well, they recommend during construction, half inch rainfall during construction activities to inspect them, clean them. They also recommend to clean and inspect 3 or 4 times a year as well as keeping an inspection log. The maintenance schedule is highly recommended and I'm not sure how the municipal handles this. Would you like this on the drawing?

I.W.E. Officer A. Ferrillo stated: Normally it would be on the map and an inspection log would be kept on file so that it would be on the record. Also add the litter ordinance which we gave to you.

Chairman M. Herde asked: Now are those catch basins going to be picking up all the water off of the parking area? Is any of this sheet flowing off? (pointing to the map)

Mr. Capitiano replied: This is a gravel driveway. The building elevation is 673 and this grade here (pointing) is 672 so you will have some of that coming down into a collection point in the loading dock area. You might get a little bit of run off the edge of the gravel but most of it will be coming down. The site is all ledge.

Chairman M. Herde stated: If we can get something to clean up the water, it would be better.

Mr. Capitiano asked: Now is this something required for every catch basin or just the last 2 or near the loading dock.

Chairman M. Herde replied: Well you have 2 choices. Do it all at the tail end with a true oil/water separator or do it at every inlet.

Mr. Capitiano stated: This I believe accomplishes that at the tail end for treatment.

Chairman M. Herde asked: Is this a true oil/water separator or is it a particulate separator?

Mr. Capitiano replied: The concept is that the oils are going to stay separated and gather and then come out though that end with proper maintenance. That was our intention was in that regard with the last discharge before the detention area.

Chairman M. Herde stated: I would just like to check with the Town Engineer on this to make sure this has the rating of an oil/water separator. I know we have had different brands in front of us before and a lot of them represent they remove it but don't have a rating on them.

Mr. Capitiano replied: Ok.

I.W.E. Officer A. Ferrillo added: We can make sure it's rated for the size of that area.

Commissioner T. Adamksi stated: I've done research and the problem is, many of them don't work. I'm not sure about this particular one.

Mr. Capitiano stated: The type we looked at are the smart sponges. I don't know if that is a bag?

Commissioner T. Adamski replied: Smart sponge and I'm sure other manufacturers do, make a number of different configurations, not necessarily bags.

Mr. Capitiano stated: I think my understanding was a galvanized basket that is bolted on the catch basin.

Chairman M. Herde replied: Yes. The ones we have seen look like a coconut shaped wreath and bolts on with 3 bolts and is actually regulated to go into the regular garbage. When you first buy it, its white and when it gets dark then its time to change it out. Any landscaper can see it.

Mr. Capitiano asked: And there is not bag component to it?

Chairman M. Herde replied: No, it can't clog. It just goes right around the rim. The higher the water comes up, it just keeps hitting on the edges of it.

Mr. Capitiano stated: Ok. We will do what needs to be done. Can we possibly make it a condition of approval with the approval from Nafis and Young and Young to say if this type does work like an oil/water separator or it does not work or we will go back to the smart sponges.

Chairman M. Herde stated: We will probably, in the future need a little more communication on this type of stuff in the future.

I.W.E. Officer A. Ferrillo replied: I agree and I will call him tomorrow.

MOTION made for approval on (IW 15- 6) Borghesi Building & Engineering Company, Inc., (Earthworks Excavating- property owner) 1 Fox Hollow, Oxford, CT. (New Commercial Building) 0 sq ft. of wetland impact, 18,500 sq. feet of upland review area impact for - Map 25, Block 18, Lot 4-1A. by **Commissioner T. Adamski** and seconded by **Commissioner S. Purcella Gibbons**. No direct wetland impact. Conditions:

1. Approval upon engineering invoice for \$840.00 paid by applicant.
 2. Approval contingent upon town engineer (Nafis & Young) oil/water separator.
- All in favor **5-0**.

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 August 19, 2014)

2) (IW 13-93)_Cocchiola (Riverview Subdivision) Bond reduction/removal.

EXECUTIVE SESSION:

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

CORRESPONDENCE:

OTHER BUSINESS:

-Housatonic Valley Authority regarding stream crossings:

Elaine LaBella stated: For the record, my name is Elaine Rubella and I'm the director of land protection for the Housatonic Valley Authority Association and I'm here to offer services and

not charge you any money. We have 2 projects. One we are offering to do and one we are doing. I was really interested on how this Commission is requiring applicants to use low impact development techniques and believe me your one of the few. We did get a grant from the National Fish and Wildlife foundation to look at primarily the Little River Watershed but also to look at the storm water run off at Oxford and Seymour. We did some visual assessments on Rte 67 and went to the plazas to see where the outflows are and the catch basins. We saw some new developments which of course were good and went to an older one which there is no storm water management whatsoever but it an old development is. We hope to wrap up the project and have spoken to Jim Galligan about this. We hope to also work with you, Planning and Zoning and Seymour Wetlands and Planning and Zoning departments to first of all to report what we saw on the Little River and to let you know what we found. I'm sure there will be no surprises. There are water quality impairments on the Little River. We will put together recommendations and we are going to ask someone from the D.E.E.P. to come down and talk about, everyone's favorite subject, the MS 4 requirements. I know there is a lot of controversy about that because D.E.E.P. wanted to upgrade the requirements and has run into a lot of opposition. We only want to look at what the Feds require. It seems like a lot of the practices you're requiring already meet the requirements for MS 4. It looks like this Commission can help the town check off some things that could meet the requirements such as land use regulations for erosions and sedimentation guidelines, I heard this already tonight, check. Develop some public outreach programs that we will share, check. We are actually working in the valley starting with Shelton and Derby as well as Ansonia and Seymour on a landowner outreach called riversmart. It lets people know what they can do on their own properties to help prevent storm water runoff and prevent trash from going into their waterway, it's a public education program. We are already doing this in Spring and we have money for it already. Here is what I came for. (passing out papers) Oxford has amazing number of streams with trout in them. This is just a summary of what we do. Culverts are around and as you know are not the best for fish. It creates isolated fish populations and eventually impact the aquatic habitat. The other problem with culverts was brought to attention by the past Hurricanes Irene and Sandy, where most towns had culverts blow out. The way that FEMA works is, they will not give you money to make it bigger they just replace it the same size and this does not do anyone any good. There is a way around that. That is the second part of this. After we do an assessment and the field people will collect data and then analyze it with a partnership with trout unlimited. They have a model that comes up with broad data that predicts what culverts may or may not be large enough for storm water flow. We bring this information back to you, P & Z, the town engineer and emergency services and say we have a draft and this is what the model says. It's about a \$50,000 project and we just need a letter of support from you if you would consider that. We have already started and we are committed and we will also be looking into a grant from the Katherine Mathies foundation.

Chairman M. Herde asked about the location of where these culverts are.

Ms. LaBella replied: yes. We have a map of this information and it includes a map of all the Oxford crossings. I have already been to Seymour and they are on board. For Oxford we will do the whole project from collecting to analysis to full report.

I.W.E. Officer A. Ferrillo stated: The Hazardous mitigation were working on updating the plan for the town but not sure if it has been completed but it would seem better if it wasn't at this point.

Ms. LaBella replied: Its ok, it can be after.

I.W.E. Officer A. Ferrillo replied: Oh, ok.

Commissioner B. Richter asked: Are they looking for homeowners to replace their own culverts?

Ms. LaBella replied: We would only go to the culverts on public streets. If a homeowner wanted a culvert replaced then probably the best thing would be to contact this commission and/or the Fire Marshall and then you can request it from us but this project is only public culverts.

Commissioner S. Purcella Gibbons spoke about the Town Wide Clean up that we do in April.

I.W.E. Officer A. Ferrillo stated: The secretary will give to you her email and we will scan email a letter out as soon as possible.

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

MOTION made by **Commissioner T. Adamski** to approve the 3/10/15 regular meeting minutes with 1 correction. **Seconded by Commissioner S. Purcella Gibbons.** All in favor **4-0.**

ENFORCEMENT OFFICER:

I.W.E. Officer A. Ferrillo stated: Regarding the violation on Riggs street with Mr. Mondo with the wood road back in end of November to which Mr. Mondo stated he would come back in with a check and application in January and I have heard nothing since. If the Commission wishes I would like to put a caveat on the property and we will send a letter stating we are patiently waiting for your arrival.

COMPLAINT/CONCERN:

APPLICATIONS NOT REQUIRING OCCIWA APPROVAL:

1/27/2014	Crystal Chandler	543 Quaker Farms Rd	finished Basement
1/29/2014	Matthew Zaloumis	315 Riggs Street	CO- Gen Repair, used car permit
2/24/2014	Eri Amyloid Lab	315 Riggs Street	Use Permit Tenant Fit up
2/19/2014	Master Brands CT	325 Riggs Street	Use Permit Tenant Fit up
3/10/2014	Brian Walsh	39 O'Neil Road	Interior work

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3/13/2014	1st Oxford House, LLC	441 Oxford Rd.		Tenant separation, Exit stairs accessibility
3/17/2014	Crystal Holick	42 Highland Rd.		Finish bsmt
4/7/2014	Jeff Haney	244 Oxford Rd.		Expansion of Liquor Store
	David & Loreen			
4/9/2014	Rado	619 Championship Dr		Finish bsmt
4/22/2014	Hirschbeck	134 Oneil Road		Adding 780 sq. ft.
5/9/2014	441 Oxford Road	441 Oxford Rd.		rebuild barn roof
	John & Cheryl			
5/21/2014	Stephen	35 N. Mark Rd.		Addition over current family room
5/22/2014	Woodwork Design	84 Oxford Road		Tenant fit up
6/2/2014	Gyre 9, LLC	1 Jack's Hill Road		Warehousing, light assembly
		545 Putting Green	Green Ln	Bath/shower remodel
6/2/2014	Chris Kelly	In		wharehousing
6/4/2014	Gyre 9, LLC	1 Jack's Hill Road		Interior repairs
6/18/2014	Stacy Hudson	43 Rolling Hills Dr		Complete Kitchen Renovation
6/18/2014	John Lavorgna & Co	31 Charter Oak Dr.		Finish bsmt
6/18/2014	Erin Eglinton	63 Old Church Road		Generator Sales & Service
6/23/2014	Gen Quip, LLC	119 Hawley Road		
	American			
6/24/2014	Restoration	176 Oxford Road		Replace 3 porches
6/25/2014	A. Smalis-Ct. bsmt	19 Riverbend Dr		Finish bsmt
6/25/2014	Adam Kinkel	17 Douglas Drive		heating system conversion
6/26/2014	CED Services, Inc.	3 Fox Hollow Road		Interior Fit-up offices
6/30/2014	Dunkin Donuts	71 Oxford Rd.		Interior alteration/face lift
7/2/2014	Haynes Materials	297 Oxford Rd.		USPS
7/7/2014	Oxf Historical Society	60 Towner Lane		Sign
				Replace roof, sheet rock, kitchen closet
7/21/2014	Rachel Falbo	44 Wyant Road		bathroom
7/22/2014	Great Oak School	50 Great Oak Road		Walk-in cooler
7/28/2014	Brian Greco	20 Sunrise Drive		Bsmt renovation
7/28/2014	Richard DiMauro	30 Tram Drive		Handicapp above garage
7/31/2014	Ken Hogan Const.	471 Roosevelt Dr.		Screen Porch/mud room
8/14/2014	DiGeorgi Roofing	3 Hilltop Ridge Road		Front Porch
8/25/2014	K. Mullen Construct.	470 Quaker Farms Rd		Partition wall 10' X 10'
8/27/2014	Polebuilt, LLC	520 Traditions Court		screen porch over deck
8/21/2014	John Mele	2 Tetlak Terr		Bsmt finish
	Colonial Pet			
9/2/2014	Cremation	207 Christian Street		Cremation
9/4/2014	Jonathan Benedict	112 Meadowbrook		Basement finish
10/1/2014	Glenn Fritz	72 Oxford Road		Car Show
10/2/2014	Haynes Develop	305 Spruce Hill Road		4 season porch
	Bill & Marion			
10/7/2014	Schrade	340 Niblick Lane		Partial Finished Bsmt

MATTERS OF VIOLATIONS/LITIGATIONS:

1. (IW 13-93) Cocchiola Paving - Riverview Subdivision, (Permit denied, pending litigation) (return of record was completed and presented in court on April 2, 2014)
2. Cocchiola Riverview Subdivision review of bond reduction.
3. Notice of Cease & Restore - **10 Park Road violation** (Ms. Tkacz) (Pending Litigation)
4. Violations/restorations/litigations for 138 Coppermine Road (Jason Scheurick)

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

OTHER ITEMS OF CONCERN:

Secretary Denise Randall & the Commission discussed the Town Wide Cleanup.

Commissioner S. Purcella Gibbons stated: Is everyone ok with sending less pledge forms out and just having most of them be available on the Town Hall website and the on the Oxford Patch.

Secretary D. Randall stated: I will start the letters to industrial and commercial properties.

**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 Geosystems
- 3) Town of Oxford Catch Basins (Silt Removal).
- 4) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

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MOTION made by **Commissioner T. Adamski** to adjourn at 8:14 p.m.
Seconded by Commissioner E. Stewart. All in Favor **5-0**

Respectfully Submitted,



Denise Randall
Administrative OCCIWA Secretary

15 APR 20 AM 10:35
TOWN OF NEW BRID, CT
Margaret A. West
TOWN CLERK