



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, January 10, 2017

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, January 10, 2017.

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

ATTENDANCE ROLL CALL:

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

STAFF: Also present: Denise Randall Administrative Secretary

ABSENT: I.W. E. Officer A. Ferrillo

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS): None

AMENDEMENT TO AGENDA:

MOTION made by Commissioner S. Purcella Gibbons and seconded by Commissioner J. Lanier to accept a discussion on a complaint for 41 Punkup Road (Paul Kochiss) new residential home

EXECUTIVE SESSION:

MOTION made by **Commissioner E. Stewart** and seconded by **Commissioner B. Richter** to go into **Executive Session 7:31pm** with Attorney Micci (town Council) for pending litigation on notice of Cease and Restore for 10 Park Road violation discussion and update. All in favor **5-0**.

MOTION made by **Commissioner E. Stewart** and seconded by **Commissioner B. Richter** to come out of **Executive Session 7:44pm** with Attorney Micci (town Council)

for pending litigation on notice of Cease and Restore for 10 Park Road violation discussion and update. All in favor **5-0**.

The Court has ordered the Inland Wetlands Commission to go to Public Hearing.

NEW BUSINESS:

OLD BUSINESS:

1. **Notice of Cease & Restore** -10 Park Road violation (Ms. Tkacz) (update on current litigation) Please see above Executive Session.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

Jul-16

| | | | |
|-----------|----------------------------|---------------------|--|
| 7/5/2016 | Phyllis Stone | 241 Hogsback Rd | App for porch |
| 7/5/2016 | Larry Webster Assoc A-1 | 173 Hogsback Rd | App for Handicap ramp |
| 7/5/2016 | Pools | 27 Belinsky Circle | App for Inground Pool |
| 7/5/2016 | Josh Mellitz | 56 Donovan | App for Deck |
| 7/6/2016 | Patriot Builders | 622 Troon Ct | App for Deck |
| | | | App for inground pool with Deck |
| 7/7/2016 | Rochelle Modesti | 4 Christopher Ct | |
| 7/11/2016 | Mt. Rd. Estates | 805 Sage Hill | App for Residence |
| 7/11/2016 | Mt. Rd. Estates | 805 Sage Hill | App for Residence |
| 7/11/2016 | BMC Property Rental | 365 Christian St | Permit for Contractors Yard |
| 7/11/2016 | Ray Pyshe | 78 Old Country Rd | Finish & rough bath in basement |
| 7/12/2016 | Ginny VanVeghten | 248 Oxford Road | Retail bakery & Gift shop |
| 7/12/2016 | Kevin Deegan | 3 Old Coach Road | Interior work |
| 7/13/2016 | Mt. Rd. Estates | 804 Sage Hill | CO for Residence |
| 7/13/2016 | Mt. Rd. Estates | 806 Sage Hill | CO for Residence |
| 7/14/2016 | Bozena Szkurat | 117 Shelton Road | App for Shed |
| 7/14/2016 | Edward Green | 1 Greenbriar | CO for Pool |
| 7/15/2016 | Karen Griffin | 11 Oxford Rd | Copies of regulations |
| | | | App for Inground pool |
| 7/18/2016 | Michael Costantini | 53 Rees Drive | App for Inground pool |
| 7/18/2016 | Adam Dobrovich | 161 Freeman Rd | CO for Extension of deck |
| 7/18/2016 | Phyllis Darcy | 122 Park Rd | CO for Residence |
| 7/18/2016 | Pulte Group | 697 Championship Dr | CO for Residence |
| 7/18/2016 | Pulte Group | 699 Championship Dr | CO for Residence |
| 7/18/2016 | Pulte Group | 701 Championship Dr | CO for Residence |
| 7/21/2016 | William Werner | 308 Oxford Road | Tenant fit up |
| 7/21/2016 | Corbo Associates | 33 Fiddlehead Rd. | Permit for Pool, walkway, firepit & dock |
| | | 435 Roosevelt Drive | |
| 7/25/2016 | Steven Andrucci | Drive | Addition to second floor - No extension |
| 7/25/2016 | Amy Rohne | 5 Buckskin Lane | App for shed/partial basement |
| 7/28/2016 | Newtown Savings | Oxford Town | Interior fit-up |

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|-----------|-------------------|-------------------|--------------------------|
| | | Center | |
| 7/28/2016 | Pride Signs | 170 Main Street | Sign off for a sign |
| 7/29/2016 | Amy Rohne | 5 Buckskin Lane | CO for open porch |
| 7/29/2016 | Amy Rohne | 5 Buckskin Lane | CO for Shed/partial bsmt |
| 7/29/2016 | Timothy Federwicz | 66 Bowers Hill Rd | Finish basement -No ext |
| 7/29/2016 | Timothy Federwicz | 66 Bowers Hill Rd | Wrap around Deck |

Aug-16

| | | | |
|-----------|---------------------|------------------------|--------------------------------------|
| 8/1/2016 | Jeremy Van Oy | 280 Governors Hill Rd | CO for Shed |
| 8/2/2016 | Tammie Pasuth | 280 Quaker Farms Rd | CO for Pool |
| 8/5/2016 | Town of Oxford | Great Oak Road | proposed Library |
| 8/8/2016 | Robert Petinella | 6 Anthony Pond | App for Barn |
| 8/8/2016 | Charles Christensen | 47 West Street | CO for Garage & barn |
| 8/10/2016 | Margaret West | 10 Sioux Drive | App for Shed |
| 8/10/2016 | Edward Gaal | 622 Troon Ct | CO for Deck |
| | | 61 Quaker Farms Rd | |
| 8/10/2016 | Board of Ed/haynes | Rd | Scorboards |
| 8/12/2016 | Chris Zabetakis | 280 Oxford Road | CO for Exterior of Newtown Savings |
| 8/12/2016 | David Gidgali | 300 Oxford Road | Interior Fit up |
| 8/15/2016 | Sun Wind Solutions | 81 Newgate Rd | Ground solar array |
| | | | CO for Grocery store |
| 8/15/2016 | Price Chopper | 140 Main Street | |
| | | 48 Ancient Highway | |
| 8/15/2016 | Irene Guilherme | 11 Edwards Drive | App for A/G pool |
| 8/15/2016 | Eilleen Chubat | 11 Edwards Drive | App for Deck/shed |
| 8/18/2016 | Pulte Homes | 707 Championship Drive | CO for Residence |
| 8/18/2016 | Pulte Homes | 705 Championship Drive | CO for Residence |
| 8/18/2016 | Pulte Homes | 703 Championship Drive | CO for Residence |
| 8/18/2016 | Anthony Cocchiola | 3 Riverview Rd | CO for Residence |
| 8/18/2016 | CT Residential | Lot #1 Dorman Rd | CO for Residence |
| 8/23/2016 | Newtown Pools | 2 Kirkwood Drive | CO for I/G Pool |
| 8/23/2016 | TPA Design Group | Riggs Street | Permit for Assisted Living |
| | | | Solar Array (Ground) |
| 8/29/2016 | Encon Environmental | 28 Silano Drive | Demo-Rebuild - No Extension |
| 8/29/2016 | Cory Richardson | 17 Old Church Rd | App for Site plan modification |
| 8/30/2016 | Entrepot BUI | lot 3a Fox Hollow | Hot Tub & Outdoor sink - No Ext |
| 8/31/2016 | Ron Artman | 7 Jem Woods | Redo Old House to new house- No exte |
| 8/31/2016 | Kimp Properties | 102 Seth Den Rd | |

Sep-16

| | | | |
|----------|----------------------|---------------------|--|
| 9/1/2016 | Charles Bartlett | 670 Championship Dr | Roof over entrance- No extension |
| 9/6/2016 | Stihl | 2 Patriot Way | Sign Permit No extension |
| | Price | | |
| 9/6/2016 | chopper/propane | 300 Oxford Road | Set of 4 cages for gas grill cylinder exch |
| | | 20-1 Old Country Rd | |
| 9/7/2016 | Darin Bouchard | 31 Fiddlehead Road | App for Residence |
| 9/7/2016 | Corbo Associates | Road | C.O. |
| | | | Pool |
| | | | Finish basement - No extension |
| 9/8/2016 | David Pavio | 695 Championship Dr | Fee due for C.O. |
| 9/9/2016 | Charles Christianson | 47 West Street | |

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| | | | |
|-----------|---------------------------|---|---|
| 9/13/2016 | Timberlake Holdings | Riggs Street 102 Seth Den Road | Fees due for application |
| 9/13/2016 | Scott Kimmer | | App for Residence Retail- No extension |
| 9/13/2016 | Oxford Town Ctr | 170 Main Street | App for deck extension |
| 9/14/2016 | AZ-Tech Builders | 33 Bee Mt. Road | remodel kitchen & Bath - No extension |
| 9/14/2016 | John Arnone | 75 Woodside Ave | App for Lot line revision |
| 9/15/2016 | Henry Bradley | 289/285 Chestnut tree Hill 322 Traditions Court | Finish basement - No extension |
| 9/16/2016 | Jeffery Dell | | App for deck extension |
| 9/19/2016 | Michael Flanagan | 672 Championship | App for Pond dredge |
| 9/19/2016 | Robert Peck | 548 Oxford Road | Kitchen remodeling- No extension |
| 9/19/2016 | Robert Augelli McNamee | 196 Goodhill Road | |
| 9/22/2016 | Construction | 10 Robinson Lane | Permit for Contractors Yard |
| 9/22/2016 | Christopher Nassal | 7 Oakwood Drive | Interior renovation- No extension |
| 9/23/2016 | Oxford Town Ctr Stihl | 300 Oxford Road | Nail Salon & Hair Salon C.O. for new building |
| 9/26/2016 | Corp | 1 Patriots Way | C.O. |
| 9/26/2016 | Heather Gazley | 1 Wood Road | Internal build-out- no extension |
| 9/26/2016 | Veloce Engineering | 1 Jacks Hill Road | Fitness Studio- Tenant Fit up |
| 9/26/2016 | Tyler Shamaly | 91 Willenbrock Rd | Bar/Restaurant- No extension |
| 9/26/2016 | Niall O'Neill | 441 Oxford Road | C.O. for Residence |
| 9/29/2016 | Pulte Homes | 684 Championship Dr | C.O. for Residence |
| 9/29/2016 | Pulte Homes | 686 Championship Dr | C.O. for Residence |
| 9/29/2016 | Pulte Homes | 688 Championship Dr | Deck Repair |
| 9/30/2016 | Linda Fink | 3 Scott Road Donovan & Christian | |
| 9/30/2016 | BMC Rentals | | Fee due for application |

Oct-16

| | | | |
|------------|------------------------|------------------------|--|
| 10/3/2016 | Newtown Pools | 64 Old Country Road | App for I.G. Pool C.O. for Residential |
| 10/3/2016 | Richard Kopf | 585 Roosevelt Drive | App for I.G. Pool |
| 10/5/2016 | Prospect Pools | 15 Apple Drive | App for addition to deck/patio |
| 10/11/2016 | Chris Kelly | 661 Championship Dr | C.O. for foundation |
| 10/12/2016 | Dollar Tree | 300 Oxford Road | |
| 10/12/2016 | Mountain Rd Estates | 801 Sage Hill Road | App for Residence |
| 10/17/2016 | Charles W. Kindle | 6 Split Rail Court | App for deck Extension |
| 10/17/2016 | Mountain Rd Estates | 805 Sage Hill Road | C.O. for Residence |
| 10/19/2016 | Mountain Rd Estates | 803 Sage Hill Road | C.O. for Residence |
| 10/19/2016 | Mountain Rd Estates | | |
| 10/19/2016 | Estates | 192 Meadowbrook Road | App for Residence C.O. Bldg |
| 10/19/2016 | GoodWill | 274 Oxford Road | Bathroom Remodeling |
| 10/24/2016 | Goodman Bldg Co | 15 Silano Drive | New Use Tenant Fit-up |
| 10/24/2016 | Patriot Nutrition | 316 Oxford Road | |

MOTION made by **Commissioner J. Lanier** to give permission to the Acting Wetlands Officer Authority to place a cease & desist if the activities of the construction work is not consistent with the acting permit. **Seconded by S. Purcella Gibbons.** All in favor **5-0**

Acting Enforcement Officer M. Herde discussed Cornerstone Church applicant was in and wanted information on obtaining a permit for an addition.

COMPLAINT/CONCERN:

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:**

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Notice of Cease & Restore -**10 Park Road** violation (Ms. Tkacz) (Pending Litigation) 7/26/16
Attorney Micci notified the department that we will be going to trial sometime in September.

MATTERS OF CONSERVATION:

The Commission discussed mountain biking in Rockhouse Hill for future use.

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:37 p.m.
Seconded by Chairman M. Herde. All in Favor **5-0.**

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Respectfully Submitted,

Denise Randall

Denise Randall

Administrative OCCIWA Secretary

17 FEB 21 PM 5:01
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK