



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, January 9, 2018

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 9, 2018.

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

**ATTENDANCE ROLL CALL:**

**COMMISSIONERS PRESENT:** Mike Herde, Ethan Stewart, Bill Richter, Joe Lanier, Commissioner Susan Purcella Gibbons

**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 B. Richter to accept the amendment to the agenda. All in favor 5-0.

**EXECUTIVE SESSION:**

**OLD BUSINESS:**

(IW 17-28) Garden Homes, site plan modification for residential units (Lots 2, 2B & 2A) (124-Unit Residential).

**NEW BUSINESS:**

**(IW 17-199)** McNamee Construction Corp, 10 Robinson Lane, propose 20ft wide driveway to access rear property. (Wetlands impact = 2500 sq. ft.) Upland Review Area = 28,800 sq. ft.) An extension letter was received on November 14, 2017 from Alan Shepard, P.E. (Nowakowski, O'Bymachow, Kane & Associates)

Alan Shepard was present and discussed an new revised plan for 10 Robinson Lane. He stated his plan shows a box culvert 8ft x 8ft.

Acting Enforcement Officer Herde stated: He would like to preserve much of the areas surrounding the brook as possible and asked about a precast arch.

Alan Shepard explained there would be a shelf on the box culvert for the animals to be able to go thru. (Pointing to the map) he showed how lower and at grade it would be keeping the corners good with much less impact and restoring the old crossing which has a barrier for fish to up and down the river. There is a 50 foot internal radius with a partial slope brought down to 40 feet.

Acting Enforcement Officer asked about the height of the box culvert.

Alan Shepard stated: there would be 4 feet of fill and we could go with a 10' x 10' culvert.

Acting Enforcement Officer Herde stated: I would like to get Jim Galligan's opinion and we can get another extension.

**(IW 17-215)** Brian Iacuone, 79 Barry Road, Single family residential home, Map 13, Block 55, Lot 127, (Total size of of site = 5.22 acres) (Total acres of wetlands = 3.0) Wetlands impact = 0, (Upland review area impact = 14,200 sq. ft) (amount of material being removed = 400 c.y.)

Meghan Gallagher (Applicants Engineer for B&B Engineering) stated: I'm here with Mr. Iacuone, the applicant and the propose project is a single family, 4 bedroom, gravel driveway, new well, new septic with minor grading as well. Out of the 5.2 acres, 3 acres is wetlands.

Acting Enforcement Officer Herde stated: The home seems close to the other previous application that was in before us and the exit from the foundation drain has slightly different elevations and the only thing that I noticed that was on the previous application that was approved was that the Commission requested a conservation easement around the perimeter of the dry space for fear of whether its this applicant or another trying to expand the yard. We would like to place a conservation easement here (pointing) there is a lot of activity in the upland review area and we want to keep it limited to that activity. This is the way it was approved previously. I'm not sure if you have any objections.

Ms. Gallagher replied: Yes, I do. It's my believe that we are not planning to expand anymore than what is shown on this plan. If there were to be further development, than it is my understanding that we would have to come back to you for approval.

Acting Enforcement Officer Herde stated: The problem is a lot of people expand to the wetlands very easily so it is the request of the Commission.

Ms. Gallagher stated: asked about remediation.

Acting Enforcement Officer Herde explained that we would have to go to court for remediation. The loose conservation easement and this is usually how we do this. The last one was roughly 50 feet upland line and I know (pointing to the map) showing 50 feet as well. Oxford does have a 100 foot regulation. What were the fees paid?

Denise Randall (Secretary) replied: Just the basic fee of \$130 was paid at this time.

Acting Enforcement Officer Herde stated: Usually we charge for all the activity within the 100 feet and this is an older lot, on the last application, the Commission waived it back to 50 feet fee and also in the approval that we were in the 40 or 50 foot. There is a couple of things that the Commission needs to look at. Do you want the conservation easement on there as well as how do you want to set the fees? Is there any discussion on this, you don't have to act on this tonight.

A small discussion ensued regarding this application and the previous application.

Mr. Iacuone asked what the conservation easement is.

Acting Enforcement Officer Herde stated: The conservation easement in place just reinforces regulations to show no clear cutting, no filling in, no activity in the regulated area. This information should be on the deed and filed with the town clerk. We find that with restricted lots, this works better. We need the limit of activity line on the map as well.

Ms. Gallagher stated and asked: It is not required but can it be a condition of approval.

Commissioner J. Lanier stated: I really would like everything on the map before we make a decision so that everyone is on the same page.

Acting Enforcement Officer Herde and the Commission decided to hold off on voting. The previous map showed the conservation easement on it so if you would like a copy of that, you can come get this tomorrow.

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

**MOTION** made by Acting Enforcement Officer M. Herde and seconded by Commissioner S. Purcella Gibbons to accept the following applications:  
(IW 18-03) 589 Investments, Pheasant Run Business Park, Lot 3R (17.41 total acres)  
proposed Use: Office, warehouse & food processing, Total acres of wetlands =2.51 acres, (Upland Review area impact = 4,420 sq. ft)  
(IW 18-02) TCB Ventures, Inc, 20 North Larkey Rd, proposed use: Commercial Recreational, Total size of lot 3.76 acres, (Total wetlands on site = 31,622 sq. ft)

(Upland review area impact = 7000 sq. ft)

**(IW 18-04)** Jay Basu dba Natural Sourcing, LLC, 341 Christian Street, proposed addition  
Total size of site 84,951 sq. ft, (Wetlands impact = 0) Upland review area impact = 0

**(IW 18-01)** Kurt Harmeling, 417 Roosevelt Drive, 300 sq. foot addition in the flood  
plain, Map 16, Block 52, Lot 47, (Total size of site 8400 sq. ft., Wetland impact = 300 sq.  
ft.,

**(IW 17-218)** Garrett Homes, LLC, 126 Oxford Road, retail development, Map 35, Block  
7, Lot 4, (Total size of site = 1.35 acres) (Total acres of wetlands= 0) Wetlands impact =  
0, (Upland review area impact = 0 sq. ft.) (amount of material being removed) = 415 c.y.  
All in favor **5-0**.

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**CORRESPONDENCE:** The letter below was sent to Ms. DeAngelis regarding her property at 140 Oxford Road:



**TOWN OF OXFORD**  
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**

December 29, 2017

Hazel DeAngelis  
88 No. Benham Road  
Seymour, Connecticut 06483

Dear Ms. DeAngelis,

Upon inspection of an adjacent property on Oxford Road located near your property at 140 Oxford Road the Enforcement Officer there may be ongoing filling of wetlands on your property. Please either contact the Enforcement Officer for discussion by phone or regular Inland Wetlands meetings for January will be held on Tuesdays January 9<sup>th</sup> and January 23, 2018 at the Oxford Town Hall located in Room B.

Your attention regarding this matter is greatly appreciated, please contact us at your earliest convenience at 203-828-6502.

By Direction of the Acting Enforcement Officer,

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Michael Herde

Acting Enforcement Officer Mike Herde stated: Attorney Condon will be in at the next meeting on January 23, 2018 for discussion at 140 Oxford Rd.

Commissioner S. Purcella Gibbons has a letter for a leave of absence from the Commission from February 27- May 8<sup>th</sup>. Please see letter below:

**TO:** Chairman Mike Herde  
Oxford Conservation Commission Inland Wetlands Agency  
**FROM:** Commissioner Susan Gibbons  
**RE:** Leave of Absence  
**DATE:** January 9, 2018

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This is to notify the Oxford Conservation Commission Inland Wetlands Agency that I will be taking a leave of absence from February 27, 2018, through May, 8, 2018, due to a class that I am taking. Unfortunately, it is only offered on Tuesday nights, so I will be missing our regularly scheduled meetings on the following dates:

February 27

March 13, 27

April 10, 24

May 8

It is my intention to read the minutes and check in with the chairman and staff to keep abreast of business. I can also attend public hearings and special meetings on nights other than a Tuesday. I would also like to be involved with organizing The Oxford Town Wide Cleanup.

Thank you for your understanding.



Susan Purcella Gibbons

279 Loughlin Road

Oxford, CT 06478

c/203-510-7794

Commissioner S. Purcella Gibbons stated she will be available to attend special meetings and public hearing and she will also be heavily involved in the town wide clean up for April.

**OTHER BUSINESS:**

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

**MOTION** made by **Commissioner B. Richter** and **seconded by Commissioner E. Stewart** to approve the minutes for November 28, 2017. All in favor **3-0**.

**ENFORCEMENT OFFICER :**

Discussion regarding revisions to fee schedule and I/W Applications ensued.

Discussion on the budget ensued. Questions arose about adding a line item for tree cutting.

**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:**

Jul-17

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7/5/2017	Kevin Mullen	43 Cortland Place	App for Inground pool
7/5/2017	Victor Rosado	18 Deerwood Road	App for Residence
7/5/2017	Corey Cirillo	5 Lantern Ridge Road	App for Barn
		23 White Gate	App for addition with indoor
		Road	pool
7/6/2017	Eric Raspet	6 Georges Hill Rd	C.O. -no extension
7/7/2017	Herde Construction	Roosevelt Drive	Trailer Under the Rock
7/7/2017	Robert Weiner	6 Cortland Place	App for addition to outbuilding
7/10/2017	Geoffrey English	16 Nancy Lynn	
		Lane	App for A/G pool & Deck
7/10/2017	Lee Clifford	221 Good Hill Road	C.O. for Residence
7/10/2017	Joseph Dargenio	34 Wedge Hill	
		Road	app for deck Replacement
7/12/2017	John Mazza	94 Oxford Road	App for pool deck
7/12/2017	Jeff Weaver	unknown	Copy
7/12/2017	Unknown	125 Hawley Road	app for deck Replacement
7/12/2017	Stephen Onofrio	20 Wyant Road	Addition- no extension
7/17/2017	Ryan Solanch	33 Fiddlehead Rd	C.O. for Residence
7/17/2017	Corbo Associates	207 Meadowbrook Rd	C.O. for Residence
7/17/2017	Mountain Rd Estates	571 Oxford Road	Copies
7/19/2017	Howard Russ	162 Newgate Road	App for Garage for storage
7/24/2017	John Santoro	14 N. Mark Drive	App for shed
7/24/2017	Bryan Finch	1 Evergreen Lane	C.O. for Garden Shed
7/24/2017	Julianna James	319 Riggs Street	C.O. Addition
7/27/2017	BBL Enterprises	583 Putting Green	
		La	C.O. Screened Deck
7/31/2017	Alan Mohr	1013 Turnberry	
		Court	App for Residence
7/31/2017	Pulte Homes	1011 Turnberry	
		Court	App for Residence
7/31/2017	Pulte Homes	720 Championship Dr	App for Residence
7/31/2017	Pulte Homes	722 Championship Dr	App for Residence
7/31/2017	Pulte Homes	724 Championship Dr	App for Residence
7/31/2017	Pulte Homes	726 Championship Dr	App for Residence
7/31/2017	Pulte Homes	728 Championship Dr	App for Residence
7/31/2017	Pulte Homes	730 Championship Dr	App for Residence
7/31/2017	Pulte Homes	732 Championship Dr	App for Residence
		Pulte	
7/31/2017	Homes	734 Championship Dr	App for Residence
		583 Putting Green	
7/31/2017	Alan Mohr	La	C.O. for Screen porcht-no extension

17-Aug



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8/2/2017	Christopher Porto	156 Great Hill Road	App for addition
8/2/2017	Pulte Homes	736 Championship Dr	App for Residence
8/2/2017	Pulte Homes	738 Championship Dr	App for Residence
8/2/2017	Pulte Homes	740 Championship Dr	App for Residence
8/2/2017	Pulte Homes	747 Championship Dr	App for Residence
8/2/2017	Pulte Homes	745 Championship Dr	App for Residence
8/2/2017	Pulte Homes	743 Championship Dr	App for Residence
8/2/2017	Pulte Homes	741 Championship Dr	App for Residence
8/2/2017	Pulte Homes	739 Championship Dr	App for Residence
8/2/2017	Pulte Homes	737 Championship Dr	App for Residence
8/2/2017	Pulte Homes	735 Championship Dr	App for Residence
8/2/2017	Pulte Homes	733 Championship Dr	App for Residence
8/2/2017	Pulte Homes	731 Championship Dr	App for Residence
8/3/2017	Charles Curtiss	646 Chestnut Tree Hill	Acc for Residence
8/4/2017	Stacey Leary	6 Hart Court	App for shed
8/7/2017	Ricardo DaSilva	65 Thorson Road	App for shed
8/7/2017	Meadowbrook Estate	181 Meadowbrook 1010 St. Andrews Dr	C.O. Residence
8/8/2017	Pulte Homes	12 Rowland Farm Rd	Retaining walls
8/9/2017	Glendale	29 Dutton Road	C.O. Residence
8/9/2017	Deanna Souza	16 Middlefield Road	App for Shed
8/11/2017	William Federowicz	11 Apple Drive	App for Garage
8/14/2017	Joseph Federici	4 Wisteria Lane	App for Shed
8/14/2017	Katz Contracting	2 Scott Road	C.O. to replace deck
8/14/2017	Franklin Young	10 Scott Road	C.O. rebuilt residential
8/14/2017	William Lisiewski	35 Jem Wood Road	App for shed extension
8/14/2017	Michael Allen	719 Championship Dr	App for 35' X 38' Garage
8/15/2017	Pulte/Peter Schuman	45 Belinsky Circle	C.O. for Residence
8/16/2017	Geoffrey Brennan	387 Quaker Farms Rd	App for deck extension
8/16/2017	Stephen Walsh Jr.	48 Freeman Road	Acc for Storage Barn
8/21/2017	Kristin Cook	29 Oxford Road	App for Deck
8/21/2017	Gary Hylinski Michelle & Jeff Young	148 O'Neill Road	Acc for re-built
8/21/2017	Oxford Riverbend	23 Riverbend Road	App for garage
8/21/2017	James/Mary Carson	36 Pope Road	C.O. for Residence
8/24/2017	Haynes Construction	290 Main Street 90 Rolling Hill Road	C.O.
8/24/2017	Rita Simmons	174 Moose Hill Road	C.O. Daycare
8/28/2017	Mike Wasko	48 Great Oak Road	C.O. Pavilion
8/29/2017	A. Pond LLC	Phase Four	App for Residence
8/30/2017	Pulte Homes		C.O. for Residence
			Mail Center

Sep-17

9/5/2017	Jason Gadsby Ascension	47 East Hill Road	Interior alteration of Garage
9/6/2017	Performance	106 Willenbrock Rd	Fitness Studio
9/7/2017	Michael Flanagan	672 Championship Dr	C.O. Deck extension

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9/7/2017	Karen Gardner	645 Championship Dr	C.O. Deck extension
9/7/2017	Walter Archer 3rd	306/328 Oxford Road	Sewer Extension
9/8/2017	John D'Ambruso	60 Quaker Farms Rd	Re-dig of farm pond
9/11/2017	Melany Haight	438 Roosevelt Drive	C.O. Deck
9/13/2017	Antoinette Padula	37 Thorson Road	C.O. for addition
9/14/2017	Ferrer Properties	91 Willenbrock Road	Interior approval
9/14/2017	Pulte Homes	725 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	723 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	726 Championship Dr	C.O. Residence
9/14/2017	Keith Dolyak	2 Evergreen Road	C.O. for IG Pool
9/18/2017	Kristin Cook	48 Freeman Road	C.O. Deck
9/18/2017	Frank Coniglio	79 Shelton Road	App for garage & Shed
9/18/2017	Nate Wilcox	38 Jenny Lane 2	C.O. Shed
9/19/2017	Americo Da Silva	3 Lisbon Terrace	App for minor regrade
9/19/2017	Americo Da Silva	Silva Terrace	App for minor regrade
9/19/2017	Americo Da Silva	47 Peach Farm Road	App for minor regrade
9/19/2017	Josh Mellitz	88 Seth Den Road	Interior Alteration- no extension
9/19/2017	Mountain Rd. Est	219 Meadowbrook Rd	App for Residence
9/19/2017	Mountain Rd. Est	221 Meadowbrook Rd	App for Residence
9/20/2017	New England Septic	Nichols Road	map copies
9/25/2017	End Grain Construct	172 Punkup Road	App for Garage/Deck/porch
9/25/2017	Hire A Firefighter, Ilc	10 Charles Road	Deck replacement- No extension
9/25/2017	Vin Scalo	37 Macintosh	App for Pool Deck
9/26/2017	RS Site & Sports	Lot 2RA Pheasant Run	Fit club/Warehouse
9/29/2017	John Milligan	253 Quaker Farms Rd	No extension

**MATTERS OF VIOLATIONS/LITIGATIONS:**


1. Notice of Cease & Restore -**10 Park Road** violation (Ms. Tkacz) (Pending Litigation) 7/26/16 awaiting notice from Attorney. (Update on litigation on 3/28/2017 application denied at 6/27/17 regular meeting) (Return of record received by judge on 7/7/2017)

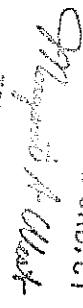
**MATTERS OF CONSERVATION:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner E. Stewart** to adjourn at 9:07 p.m.  
**Seconded** by **Commissioner J. Lanier**. All in Favor **5-0**.

Respectfully Submitted,

  
Denise Randall  
Administrative OCCIWA Secretary

18 FEB - 8 PM 12:45  
TOWN OF OXFORD, CT  
  
TOWN CLERK