



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, December 11, 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, December 11, 2018.

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

**ATTENDANCE ROLL CALL:**

**COMMISSIONERS PRESENT:** Chairman Michael Herde and Commission Members Ethan Stewart and Sue Purcella Gibbons, Joe Lanier

**STAFF:** Also present: I.W.E. Officer Andy Ferrillo & Administrative Secretary Denise Randall

**ABSENT:**

Commissioner Bill Richter

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):**

None

**AMENDEMENT TO AGENDA:**

None

**EXECUTIVE SESSION:**

**NEW BUSINESS:**

**(IW 18-106) Town of Oxford, 50 Great Oak Road, (Map 21, Block 61, Lot 38A) total size of site = 18.8 acres. Proposed use-Construction of new Middle School building and the associated site amenities.**

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Justin Hopkins (Tecton Architect), Joe Lenehan (Senior Project Mgr, Fuss & O'Neill) Vincenzo Chiaravalloti (Fuss & O'Neill) are here to present the plans for the New Middle School project.



December 10, 2018

Bryan Nesteriak, PE, LS  
B&B Engineering, LLC  
Accurate Land Surveying, LLC  
39 New Haven Road  
Seymour, CT 06483

RE IWA and PZC Submission Review Comments  
Oxford Middle School Project  
State Project Number: 108-0043 N  
50 Great Oak Road  
Oxford, CT 06478

Dear Mr. Nesteriak:

The following is in response to the review comments emailed on December 10, 2018 for the above referenced project originally submitted to the Town of Oxford on November 27, 2018. Fuss & O'Neill's responses are in italics.

1. The stormwater outfalls are calling for stilling basins and stone check dams, although I cannot find any details or sizing information for these.

*The construction detail, stone specification, and sizing information for the stormwater outfall riprap stilling basins and for the stone check dams are provided on sheet CD-509.*

2. I suggest a double row of silt fence backed up with haybales in the areas close to the existing wetlands.

*Comment noted. Drawings will be revised to include a double row of silt fence with haybale support around work areas adjacent to the wetlands.*

3. I see the detention pond has been graded for an emergency spillway, but no details or notes regarding it. Will that be treated with rip-rap?

*Comment noted. The detention basin outlet structure detail on sheet CD-509 does include modified riprap protection around the unit and up the adjacent detention basin slope. Drawings will be revised to include a detail for riprap protection and sizing of the emergency spillway on the detention basin. Riprap protection will also be depicted on the plans at the designated spillway location.*

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\\\\Private\\Dfs\\Projectsdata\\P2017\\0160\\A20\\Response To Comments\\2018-1210 Town Submission - Eng Review Comments\\OMS-Townsubmission\_engcommentsresponse\_2018-1210.Docx



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4. The detention pond should be designed with an 8' wide berm as recommended in the 2002 Soil erosion manual.

*The grades on the eastern and northern side of the detention basin are uphill and the slope is approachable from these sides. The southwest corner is also uphill and the basin is graded into the existing slope. The berm on the south side of the basin is 10' wide, and a dimension callout will be added to the drawing showing compliance. In addition, a spot shot will be included at the emergency spillway to show the width and depth of the weir.*

5. I do not believe there is any freeboard accommodated from the design storm water elevation.

*Per section 9.A.7.14 of the Town of Oxford Planning & Zoning Regulations (last amended on 3/25/2014), the 25-year storm is the drainage design storm event for the Town. During a 25-year storm, our model indicates a maximum headwater elevation of approximately 704.5. The outlet control structure has a top frame elevation of 705.00, and the invert of the emergency spillway is at elevation 705.5. During the 25-year design storm, our models predict at least a 1.0' of freeboard between the headwater elevation and the invert of the emergency spillway. The top of berm elevation for the detention basin is 706.0.*

*For a design check, our model shows results for a 100-year storm with a maximum headwater elevation of 705.49. Water crests prior to discharging over the emergency spillway for all storms modeled, up to the 100-year storm event.*

6. The pond is designed as a 5 foot cut, is there any groundwater or soil data available for this area?

*A geotechnical study and engineering recommendations report was developed by GNCB Consulting Engineers, PC on May 24, 2017. The nearest boring is just west of the existing baseball field, in right field. Groundwater elevation is indicated at elevation 696.0. The bottom of the proposed basin is elevation 700.0. Please refer to the geotechnical report provided within the November 27, 2018 electronic submission for additional information.*

7. I do not see any information regarding the gabion separation within the pond, to what height is that intended to be?

*Comment noted. Additional construction details for the sediment forebay will be added to the drawings. This will include the specification and height for the gabion basket separation. The height of the gabion wall will be between 1.5' and 2'.*



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8. I think there is a typo on the outlet pipe of the outlet control structure, either on the plan or the drainage report, although, I realize it shouldn't change the calculations much.

*Comment noted. The outlet culvert pipe from the outlet control structure is shown correctly on the drawings, and is currently proposed as an RCP with an outlet invert of 698.0. The report will be updated to match the proposed design, however the controlling inlet orifice was modeled correctly.*

9. Has a model for the stormwater treatment unit been selected?

*Construction Detail sheet CD-503 shows a detail for the recommended manufacturer and unit type. We are currently proposing a Contech Vortensity HS in-line swirl separator stormwater treatment unit, or approved equal. Typically the manufacturers will select the appropriate model number based on the water quality event flow rate and 25-year bypass rate which will be provided on the plans prior to issuing construction documents.*

Revised plans will be submitted once all comments have been received from all reviewing agencies. Please do not hesitate to contact me at 203-374-3748 ext. 3517 if you need additional information.

Sincerely,

Vincenzo Chiaravalloti, PE  
Civil Engineer  
Fuss & O'Neill

cc: Town of Oxford – Inland Wetlands Agency  
Town of Oxford – Planning & Zoning Commission

Mr. Joe Lenehan explained the special exception grading and excavation waiver request that was supposed to happen with the Planning and Zoning Commission but the meeting was pushed till a week later and a state meeting will be held very soon as well.

Mr. Joe Lenehan stated: We would like to start construction on the new middle school project in June 2019 if possible and to qualify for the town to qualify from the state a town reimbursement. There are various stages of the design that I would like to point out to you in this plan (pointing to proposed plan) The school will be located on Great Oak Road in between Great Oak and Quaker Farms. During construction there will be permanent and temporary impacts. The color graph in this map

(Pointing) shows where the steep slopes are located and there are lots of bedrock. The site plan layout shows the existing grades. The school is a 3 story building with primarily parking in the front and there is a parent drop off in the front as well. We will be keeping one baseball field.

Mr. Justin Hopkins stated: The purpose of placement of where the middle school is, is to create a campus like feel.

Mr. Vincenzo Chiaravalloti stated: About 10.5 acres will be disturbed but this puts us at a minimum amount according to the storm water management plan. There will be hay bales and silt fences in place and weekly inspections for any heavy rain events. The storm water controls will be checked on a monthly basis and the post construction plans are listed on the site plan.

I.W.E. Officer A. Ferrillo asked: Were there any test borings performed?

Mr. Lenehan replied: Yes. On a geo-technic report it showed the ground water at least 3 feet below and it doesn't overflow even with a 100 year storm.

Chairman M. Herde asked: Is this site plan designed for 100 year storm?

Mr. Joe Lenehan replied: The detention basin is, not the conveyance system. The pipes are for 25 years. We have an emergency spillway and a raised outlet for any kind of severe events. We are abandoning the septic system as Quaker Farms School does have their system just to the west of us. The area will be protected during the construction phase. On the Great Oak Road the drainage swale makes its way down to the water quality unit with an overflow structure.

Chairman M. Herde asked about the rating for the swirl concentrate.

Mr. Lenehan replied: There are total suspended standards as it is not a true oil/water separator.

Chairman M. Herde asked: Where are the catch basins in the parking area? The water from the roof top that gets collected, where does that flow into as basin is a wet bottom and how deep is it?

Mr. Lenehan replied: It is a wet bottom and the bottom is about 696. (Pointed to plan as to where the catch basins are and where the flow from the roof top water goes to that location and pointed out the spillway area) If the Commission prefers an oil/water separator, then that is something we can do.

The Chairman asked if the readings are standard or model readings the test holes.

Mr. Lenehan explained the process of testing performed.

The Commission expressed concern for the need of another test hole.

Mr. Lenehan stated if the Commission would like another test performed, we can get back to you on this at the next meeting.

Commissioner J. Lanier asked about the volume?

Mr. Chiaravalloti replied: There is low impact. I assume everyone is familiar with this site and the purpose of placing the proposed school in this area is to create a campus environment. Connecting to the existing parking area at Quaker farms kind of allows continuity of shared resources.

Commissioner S. Purcella Gibbons asked about snow removal?

Mr. Lenehan pointed out the stock pile snow areas provided on the map.

Commissioner J. Lanier asked about the construction phases and if they are on the plans.

Mr. Chiaravalloti replied: The construction phases are on the plans. There are also storage areas here. (pointing to the map)

Commissioner J. Lanier asked about the management plan?

Mr. Chiaravalloti replied: According the DEEP manual, for every 5 acres your required to have a sediment trap on site which is placed in an area to collect all the run off on the site and its all down hill in this area (Pointing to the map)

Chairman M. Herde stated: There needs to be a plan in place for heavy rain events. All of the large town or commercial projects in the past 10 years seem to have temporary sediment traps but no where near the size of it needs for the finish project.

I.W.E. Officer A. Ferrillo expressed concerns over a bucket loader going to the east side of great oak road and dumping into the ravine which leads to a huge wetland which leads to Nichols Pond.

Mr. Lenehan asked if there is something we can do to ensure it doesn't happen?

I.W.E. Officer replied: A lot of signage in that area.

Commissioner J. Lanier asked about snow shoveling the roof and chemicals.

Mr. Hopkins replied: There are no chemicals.

The Chairman asked about parking for athletic activities and dumpsters?

Mr. Lenehan explained the parking areas will not be paved, they will be stone.

The Chairman stated: Ok so the Commission would like to have the oil water separators in place and more dumpsters in the parking areas.

**OLD BUSINESS:**

**(IW 18-95) Ralph Corbo- Corbo Associates, 23 Fiddlehead Road** (map 12, Block 48, lot 22)  
Construct residential dwelling, with lake access, patio and ramp. Upland review area 2,000. All  
aterial to remain on site. Wetlands impact= 0.

Mr. Corbo stated: Here are the revised plans.

The Commission took a look at the plan and Mr. Corbo pointed out the changes in detail.

Mr. Corbo stated: The plan has the changes that you asked for at the last meeting that includes less  
tree cutting, the retaining wall was removed from the plan and there is a new planting plan in place.  
I actually think this is a better plan.

The Chairman agreed and asked if any commission members had any more concerns.

None stated.

**MOTION** made by **Commissioner S. Purcella Gibbons** and **seconded by Commissioner J. Lanier** to approve (with conditions) **(IW-18-95) 23 Fiddlehead Rd, – (Map: 12 Block: 48 Lot: 22 unit 14)** 1.8 total acres, residential dwelling, patio stairs, ramp & walkway. Minimal impact to wetlands. Reduced amount of cutting in the conservation easement. notification to wetlands agency when project begins. All in favor voted **4-0**.  
**PERMIT EXPIRES:** December 11, 2023

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

**CORRESPONDENCE:**

**OTHER BUSINESS:**

**ACCEPTANCE OF APPROVAL MINUTES & CORRECTIONS TO MINUTES (IFANY):**

**COMPLAINT/CONCERN:**

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

**OTHER ITEMS OF CONCERN:**

Commissioner Joe Lanier discussed receiving support from Seymour on the Oxford trails and the opportunity to apply for a grant for \$10,000 for trail work in Oxford for about 1200 acres.

A discussion on open space ensued.

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

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

**Apr-18**

4/2/2018	Helen Gallagher	238 Park Road	CO for Garage
4/2/2018	Meg William	89 Chestnut Tree Hill	Co Addition in full kitchen, full bath
4/2/2018	Paul Hardy	5 Cortland Place	Finish room over garage- No extension
4/5/2018	589 Investments	317 Riggs Street	Permit for Major re-grade
4/9/2018	Brad Fremuth	17 Highland Rd	Remodel kitchen- no extension
4/9/2018	Michael Costentini	53 Rees Drive	Interior alteration - No extension
4/9/2018	Edward Drozdowski	110 Punkup Rd	App for Front Porch
4/10/2018	Joe Rossi	19 Laura Lane	CO for addition
4/11/2018	Gerard Franco	5 Pine Street	Landscape patio- Ne extension
4/11/2018	Henry Ellison	9 Aurora Drive	App for Inground Pool
4/12/2018	Oxford Riverbend	25 Riverbend Rd	CO for Residence
4/12/2018	Future Cure Stephen	20 N. Larkey	Permit for Monster Truck
4/16/2018	Santangelo	11 Council Drive	App for Shed
4/17/2018	Prospect Pools	160 Quaker Farms Rd	App for Inground Pool
4/18/2018	Dean Golembki	2 Tall Pines Drive	App for AG Pool & Deck
4/23/2018	Catherine Dutton	430 Tee Shot Drive	Three Season Room- Ne exention
4/23/2018	Claude Horton	Hawley Road	Temp tent structure for Garden Homes
4/23/2018	Anna Rumberg	577 Inverness Rd	CO for Deck
4/23/2018	Billy Franco	307 Quaker Farms Rd	App for Barn/Garage
4/24/2018	Andrew Turmel	59 Pope Road	Redo Existing porch



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App for Driveway permit

4/24/2018	JTP Construction	150 Newgate Rd	
	Mountain Rd		
4/25/2018	Estates	227 Meadowbrook Rd	CO for Residence
	Mountain Rd		
4/25/2018	Estates	908 Miles Lane	App for Residence
	Mountain Rd		
4/25/2018	Estates	910 Miles Lane	App for Residence
		365 Christian	
4/26/2018	BMC Property	Street	CO for contractors Yard
			App for Pool &
4/27/2018	Matthew Mudry	16 Deerwood Rd	Deck
			CO for Barn &
4/30/2018	Mark Rizzo	31 Larkey Rd.	Shed
4/30/2018	Keith Hogan	1007 White Birch	App for deck extension
4/30/2018	Michael Murray	133 Pisgah Rd	CO for addition

## May-18

5/2/2018	Brian Bowen	43 Reality Rd	App for shed
5/2/2018	Kristi Zawistowski	5 Tetlak Terrace	Converting storage to 4 bedroom- No exte
5/2/2018	Alex Casalini	35 Reality Rd	App for Shed
	Haynes	220-230 Main	
5/3/2018	Construction	Street	App for medical bldg.
5/7/2018	JTP Construction	9 Kerski Drive	App for addition
5/7/2018	Oxford Riverbend	15 Riverbend Drive	App for Residence
	Olga		
5/7/2018	Fryz	43 Perry Lane	App for Shed
	Damasceno's		
5/7/2018	Landsc	Lot 1AA Commerce Dr	Permit for Commercial Bldg.
5/10/2018	Shannon Mullen	143 Hogsback Rd	App for Inground Pool
	Mountain Rd		
5/10/2018	Estates	902 Miles Lane	App for Residence
		97 Quaker Farms	
		Rd	
5/11/2018	Sean Daly		App for AG pool & deck
5/14/2018	John Garcia	1 Wisterial Lane	App for AG pool & deck
5/14/2018	Brian Badowski	15 Highland Road	App for shed
5/17/2018	Pulte Homes	708 Championship Dr	CO for Residence
5/17/2018	Pulte Homes	710 Championship Dr	CO for Residence
5/17/2018	Pulte Homes	712 Championship Dr	CO for Residence
		16 Rowland Farm	
		Rd	
5/21/2018	Glendale		CO for Residence
	Jeff		
5/21/2018	Dilulio	306 Riggs Street	Interior framing, new roof, enclose existing
			App for Shed
5/21/2018	Antonio Dionizio	10 Owl Ridge Road	10'x14'
		149 Great Hill	
		Road	
5/22/2018	Grandview Homes		App for addition
5/23/2018	Glendale	21 Rowland Farms Rd	CO for Residence
5/23/2018	Roger Bullivant	39 Old Country	App for A/G pool deck
5/29/2018	Bo Duncan	Great Hill Road	App for single family
	Naugamatic Watch		
5/30/2018	Co	308 Oxford Rd	Replace existing sign
5/30/2018	Tami Bogart	6 Wisteria Lane	App for Inground Pool
5/31/2018	Ian W. Branson	6 Capt Wooster Ln	App for logging operation

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5/31/2018	Third Garden Park	Hurley Road	site plan modification
5/31/2018	Debra Odell	30 Ancient Hwy	App for Shed
5/31/2018	Troop 1 Oxford	Eagle Scout project	30'x36'
	Oxford Dry		Donation to conservation
5/31/2018	Cleaners	297 Oxford Road	Drop off/Pick up dry cleaning

## Jun-18

6/1/2018	Ryan O'Warner	25 Chauncey	operates business in bsmt
6/4/2018	Impact Services	24 Tram Drive	Expansion of room- No extension
6/4/2018	Tom Iannotti	31 Cherokee Dr	Replace existing shed due to storm
6/4/2018	Oxford Riverbend	1 Riverbend Rd	App for Residence
6/4/2018	Oxford Riverbend	17 Riverbend Rd	App for Residence
6/4/2018	Oxford Riverbend	16 Riverbend Rd	App for Residence
6/4/2018	Oxford Riverbend	18 Riverbend Rd	App for Residence
6/5/2018	Brian Kelley	7 Willow Street	App for Inground Pool
6/5/2018	Laurie Fernandes	8 Hawkins Rd	CO for addition
6/6/2018	Brain Pretka	11 Wildflower Dr	Co for IG Pool
6/7/2018	Mark Maher	115 Hurley Road	New Tenant Fit
		64 Rolling Hills	
6/12/2018	Richard Bourque	Drive	App for new shed
6/12/2018	Jason Guiditta	26 Perkins Road	App for Shed
6/13/2018	Jeff Stauffer	135 Great Hill Rd	Replace Existing deck with covered deck
6/13/2018	Mucci Construction	12 Deerwood Rd	Storm Damage -interior
6/20/2018	Matt Zaloumis	89 Prokup Rd	Permit for Commercial Bldg
	Marek		App for storage
6/25/2018	Moczykowski	14 Bowers Hill Rd	shed
	End Grain		Co for Garage addition &
6/25/2018	Construct	172 Punkup Rd	porch
6/25/2018	JTP Construction	150 Newgate Rd	App for Residence
6/26/2018	Town of Oxford	Hawley Rd	Road Construction
			App for Gar
6/27/2018	Hogan Handy Man	3 Goffin Court	addition
6/28/2018	A&A Brothers	Oak Crest lot 2	App for new Residence
6/28/2018	Matthew Lewis	16 N. Mark Drive	App for IG pool with patio
		60 Old Good Hill	
6/28/2018	Eric Giordano	Rd	App for IG pool
	2nd Street		
6/28/2018	Construct	89 Prokup Rd	Permit for Commercial Bldg
		174 Moose Hill	
6/28/2018	Wasko Remodeling	Road	CO for addition
	Goodman Building		Finish Basement -No
6/28/2018	Co	26 Chauncey Drive	extension

## Jul-18

7/2/2018	Danziger Homes	19 Deerwood Road	App for Residence
7/2/2018	Irene Guilherme	48 Ancient Hwy	CO for Pool Deck
7/2/2018	Janice Cohen	18 Cedar Lane	Repair Storm Damage 8ft. To sunroom
7/2/2018	Philips Custom	3 Lisbon Terrace	App for Residence

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	Home		
	Oxford Dry		
7/2/2018	Cleaners	297 Oxford Rd	CO
7/2/2018	William Rath	22 Jenny Lane	CO for Deck
7/3/2018	R & D Enterprises	20 N. Larkey	Permit for Contractors yard
7/5/2018	Jeremy Iverson	30 Punkup Rd	App for shed
	Haynes		Bulding
7/5/2018	Construction	24--250 Oxford Rd	N
		67 Chestnut Tree	
7/6/2018	Mucci Construction	Hill	Storm Damage re-build
7/9/2018	Glendale	19 Rowland Farms	CO for Residence
7/9/2018	Marc Deslauriers	481 Oxford Road	Repair from Storm damage- Roof, Window
7/9/2018	Gundogs online	6 Cortland Place	CO for Outbuilding
	A&A		
7/10/2018	Bros	5 Silva Terrace	App for Residence
7/10/2018	Timothy Dytko	265 Park Road	CO for Residence
7/10/2018	Megan Rodriguez	256 Moose Hill Rd	Storm Damage- Shed
7/11/2018	DiGiorgi Roofing	62 Old Country Rd	Replacement Deck
7/16/2018	Don Schuler	3 Mountain Court	Storm damage Breezway
7/16/2018	Luiza Petre	100 Oxford Road	Renovation remodeling, new electrical/plur
7/19/2018	Pellumb Aweti	8 Mountview Ct	App for IG pool
7/23/2018	Sean Daly	97 Quaker Farms	CO For AG pool
7/23/2018	Peter Wzusher	221 Moose Hill Rd	New Residential
		431 Roosevelt	
7/23/2018	Joann Monaco	Drive	App for Boat Ramp
7/23/2018	Lori Gordon	10 Coventry Lane	App for Barn
			Enclose open
7/24/2018	David Minter	278 Chestnut Tree Hill	porch
	Mountain Rd		
7/26/2018	Estates	911 Miles Road	App for Residence
	Mountain Rd		
7/26/2018	Estates	909 Miles Road	CO for Residence
	Mountain Rd		
7/26/2018	Estates	912 Miles Road	CO for Residence
7/30/2018	Peter Mitchell	194 Maple Tree Hill	CO for Bldg.
7/30/2018	William Lisiewski	10 Scott Road	CO for Shed
7/31/2018	ARS Services	20 Cherokee Dr	Storm damage to exterior & Interior

**MATTERS OF VIOLATIONS/LITIGATIONS:**

1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation) 7/26/16 awating 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:**

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**ADJOURNMENT:**

**MOTION** made by **Commissioner E. Stewart** to adjourn at 9:03 p.m.  
**Seconded** by **Commissioner J. Lanier**. All in Favor **4-0**.

Respectfully Submitted,

  
Denise Randall  
I/W Administrative Secretary

19 JAN 16 PM 4:18  
TOWN OF STURD, CT  
TOWN CLERK  
*Shirley H. West*