

Regular Meeting Min.  
April 23, 2019



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, April 23, 2019

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, April 23, 2019.

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

**ATTENDANCE ROLL CALL:**

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

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

**ABSENT:**

Commissioner Ethan Stewart

**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 amendment to the agenda for discussion with Mr. Keith Parks regarding the Rock House Hill Trails. All in favor 4-0.

**EXECUTIVE SESSION:**

None

**NEW BUSINESS:**

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(IW 19-20) Site Services, 315 Riggs Street. (map 32, block 11, lot 23) proposed Commercial building and related. Total wetlands/watercourse on site= 0.8 acres, Wetlands Impacted = 0, Upland review area impacted = 38,000 sq. ft.

I.W. Enf. Officer A. Ferillo stated: Mr. George Logan (Environmentalist) is not yet finished with the environmental report.

**OLD BUSINESS:**

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

**CORRESPONDENCE:**

**OTHER BUSINESS:**

Commissioner Sue Purcella Gibbons spoke about how well the town wide clean up is going and pledge forms will be collected by the next regular meeting and we can put the prizes together.

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

**MOTION** made by **Commissioner E. Stewart** and seconded by **Commissioner E. Stewart** accept the 4/9/19 regular meeting minutes. All in favor 3-0.

**ENFORCEMENT OFFICER:**

I.W. Enforcement Officer A. Ferrillo stated: I and others observed a machine in the flood plain area of Fritz Snack Bar at 72 Oxford Road and a placed a cease and desist on the work that was being performed on the property. This is a sensitive Aquifer area and there are strict regulations to follow.

Mr. Robert Fritz stated: We were removing a tree that fell last year from the tornado with a bucket loader and the person I hired also was moving dirt around.

Chairman M. Herde explained: I know when the original permit was issued the commission explained that we want that area untouched and to let it grow naturally and we didn't want any type of lawn near that flood plain. You're more likely to hold the ground there with natural plants near water then having a lawn and it's highly regulated. There is also a need for silt fence.

Mr. Robert Fritz asked what type of plants to use.

Chairman M. Herde replied: Probably willows are a good idea, just don't mow at all.

Mr. Robert Fritz agreed he will fix it.

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Chairman M. Herde explained: Let Andy know when your ready to start to clean up the material and make sure its placed in a high and dry area. The Commission does not want the machine to go into the water and make sure know elevations are changed. You can contact Planter's Choice.

**MOTION** made by **Commissioner Joe Lanier** and seconded by **Commissioner B. Richter** to remove the cease & desist order for 72 Oxford Road. All in favor 4-0.

**MOTION** made by **Commissioner Joe Lanier** and seconded by **Commissioner Sue Purcella Gibbons** to place a cease and restore order on 72 Oxford Road with the following conditions: no further re-grading. Put in a silt fence. Stump hole cleaned and refilled. Remove all cut wood and stumps off site. Restore all areas to original grade. The Inland Wetlands Commission to supervise the re-planting and planting needs to be within 2 weeks of start date and 1 week for clean up. Any excess soil material left on site after filling the stump home, must be removed from the site. All in favor -4-0.

**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:**

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

**18-Sep**

9/5/2018	Mountain Rd Estates	902 Miles Road	CO for Pool IG
9/5/2018	Karen Stasik	9 Lisbon Terrace	CO for Pool IG
9/5/2018	McNamee Construct	10 Robinson Lane	Permit for Commercial bldg.
9/5/2018	Glendale of Oxford	24 Rowland Farm Rd	App for Residence
9/5/2018	Glendale of Oxford	26 Rowland Farm Rd	App for Residence
9/5/2018	Glendale of Oxford	29 Rowland Farm Rd	App for Residence

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9/5/2018	Glendale of Oxford	31 Rowland Farm Rd	App for Residence
9/5/2018	Glendale of Oxford	33 Rowland Farm Rd	App for Residence
9/5/2018	Dave Steeves	6 Butternut Ridge	Co for Deck
9/5/2018	2rB Haynes	Pheasant Run	Permit for Industrial Bldg.
9/7/2018	Development	278-2 Oxford Road	CO- Use Permit for Urgent Care Office
9/10/2018	Cynthia Rotman	33 Ancient Hwy.	Replace barn from storm damage- No ext.
9/10/2018	Bob Chagnon	52 Old Country Rd	App for IG Pool
9/11/2018	Romeo Invest. Corp.	Lot 16-4 Pheasant Run	Permit for Commercial bldg.
9/12/2018	John Lavorgna	59 Tram Drive	Kitchen renovation - No ext.
9/12/2018	John Lavorgna	412 Mulligan Drive	Kitchen & Master bath remodel- No extens
		512 Traditions Court	
9/17/2018	Harry Larson		App for deck Extension
9/17/2018	Kurt Petitti	55 Pinesbridge Rd	App for 12'X28' Shed
9/17/2018	Oxford Riverbend Wasko's	8 Riverbend Drive	CO for Residence
9/18/2018	Remodeling	10 Aspetuck Drive	Kitchen renovation - No ext.
9/24/2018	Durkins Inc.	300 Oxford Road	tenant Fit up
	Mountain Rd		
9/24/2018	Estates	211 Meadowbrook	CO for Residence
	Mountain Rd	1005 White Birch Ln	
9/24/2018	Estates		CO for Residence
9/26/2018	Steve Wolyniac	40 Silva Terrace	CO for addition above garage
		581 Roosevelt Drive	
9/27/2018	Richard Kopf		CO for Barn
		151 Coppermine Rd	
9/28/2018	Riverside Fire Comp		App for Shed (waived)

**Oct-18**

		512 Traditions Ct N.	
10/3/2018	Harry Larson		CO Deck Extension
10/4/2018	Sam Goldwitz	226 Freeman Road	App for 12' X 30' Shed
		1 Echo Valley Road	
10/4/2018	Mark Purington		CO Residence
	Colonial Custom Blfs		
10/4/2018		12 Owl Ridge Road	App for Garage
		23 Fiddlehead Road	
10/5/2018	Corbo Associates		Permit for single family Residence
10/9/2018	Pulte Homes	1007 St Andrews Drive	CO Residence
10/9/2018	Pulte Homes	1009 St Andrews Drive	CO Residence
		24 Old State Rd	
10/11/2018	Walter Oliwa	#67	Remove Dead Trees
10/13/2018	Kathryn Wolak	11 Bishop Road	CO for IG Pool & sunroom Modification
10/15/2018	Bogdan Zal	17 Sheldon Drive	Cottage Permit
		29 Old Country Road	
10/15/2018	Sharper Image Pool		App for IG Pool
10/15/2018	Lee Holcomb	12 Bishop Road	CO Residence
		16 Peach Farm Road	
10/16/2018	Margaret Jennings		App for New Barn

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10/16/2018	Izzo Builders	20 Sycamore Lane	Addition/Deck
10/22/2018	Bryan Finch	14 N. Mark Drive	App for IG Pool
10/22/2018	Oxford Riverbend	15 Riverbend Drive	CO Residence
		435 Roosevelt Drive	
10/22/2018	Steven Andreucci		CO Residence
	Old World Blders of		
10/23/2018	CT	626 Troon Court	Finish Basement
	Jeff		
10/24/2018	Dillilio	2 Blueberry Lane	Remodel Kitchen & Closets
10/25/2018	R&S Site & Sports	2RA Pheasant Run	CO Commercial Bldg.
	Haynes		
10/25/2018	Construction	334 Center Rock Green	Tenant Cleaners
	Haynes		
10/25/2018	Construction	338 Center Rock Green	Tenant Hair Salon
	Haynes		
10/25/2018	Construction	350 Center Rock Green	Tenant fit up
		91 Willenbrock Road	
10/26/2018	Gyre 9, LLC		Use Permit- Light assembly
	Mountain Rd		
10/31/2018	Estates	225 Meadowbrook Rd	CO Residence
	Mountain Rd		
10/31/2018	Estates	223 Meadowbrook Rd	CO Residence
		23 Fiddlehead Road	
10/31/2018	Corbo Associates		Additional Fees due
10/31/2018	Community Chapel	24 Hawley Road	House of worship - Use permit
		135 Great Hill Road	
10/31/2018	Mare Deslauries		Re-roof, re-build of deck

**Nov-18**

11/1/2018	Robert Van Egghen	2 Wildflower Drive	App for Addition
11/2/2018	Nancy Schneider	6 Stonebridge	Repair flat roof
	John Lavorgna & Co.		
11/4/2018		23 Pine Street	CO for Kitchen renovation
		46 Charter Oak Drive	Kitchen Renovation & Roof replacement- I extension
11/4/2018	Chester Zawacki		
11/4/2018	Steven Smith	12 Great Oak Road	CO for interior renovations
11/5/2018	Mike Jelenik	12 Red Barn Road	App for AG pool
11/8/2018	Maegan Deegan	3 Old Coach Road	App for IG Pool
	Rte 67 Professional		
11/9/2018	Ctr	316 Oxford Road	Tenant Fit -up -new use
11/12/2018	CKH Industries	42 Seth Den Road	New Use
11/14/2018	Matthew Lewis	16 N. Mark Drive	CO for Pool
			Dormer Over attach garage & finish gym-extension
11/15/2018	Maegan Deegan	3 Old Coach Road	
11/16/2018	Pies & Pints	143 Oxford Road	Temp Tent on Patio
11/16/2018	K.W. Carlson	4 Macintosh Drive	Addit bathroom - No Extension
		35 Old Oxford Road	
11/17/2018	Jewell Kulas		New Use - Clothing store
		39 Greenbriar Drive	
11/19/2018	Tessa Kalin		App for Shed
		350 Ctr Rock Green	
11/20/2018	Haley Addis		Office for Speech pathologist
11/21/2018	Joseph Giovannetti	9 N. Mark Drive	App for removal of trees (Tornado)

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11/26/2018	Tamborra Pool	1 Blueberry Lane	App for IG Pool
11/27/2018	Town of Oxford	50 Great Oak Road	Municipal Bldg - New Middle School
11/28/2018	Conn, Residential	1 C Autumn Ridge	App for Residence
11/29/2018	Oxf. Town Center	300 Oxford Road	Tenant Fit-up "More to Say"

## Dec-18

12/3/2018	F. Lee Iwanski	49 Jackson's Cove Rd	App for Barn
12/3/2018	Mark Allen	73 Christian Street	App for addition
12/5/2018	Richard Ziegler	22 Cheyenne 1004 St. Andrews Dr	App for 3 sheds & deck
12/5/2018	Pulte Homes Raymond Reynolds Sr		Retaining wall only
12/6/2018		55 Old State Road 11 Edgewood Road	Rebuild shed - tornado damage
12/10/2018	Joshua Laneuville	103 Benjamin Drive	CO for Residence
12/10/2018	Garden Homes	75 Peach Farm Road	Trailer Pad
12/10/2018	Hogans Handyman		Kitchen Renovation
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Dazzle Boutique -tenant fit-up
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Rad Art- Tenant Fit-up
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Country Creamery- Tenant Fit-up
12/12/2018	Cory Guillet	431 Chestnut Tree Hill Rd	App for addition & deck
12/17/2018	Kevin Gallager	231 Park Road 10 Old Country Road	CO for Garage
12/17/2018	Steve Simoncic		CO for Garage barn
12/17/2018	Stephen Walsh	387 Quaker Farms Rd	CO for Garage barn
12/18/2018	JTP Construction	9 Kerski Drive	CO for Residential
12/20/2018	Kimp Properties	102 Seth Den Rd	CO for Residential
12/20/2018	Pulte Homes	714 Championship Dr	App for Residential
12/20/2018	Pulte Homes	718 Championship Dr	App for Residential
12/20/2018	Pulte Homes	716 Championship Dr	App for Residential
12/27/2018	Oxford Town Ctr	300 Oxford Rd 352 Center Rock Rd	Window Treatments Unlimited - No extens
12/27/2018	Oxford Town Ctr		Better Beagle- tenant Fit out

## Jan-19

1/11/2019	Borghesi Construction	66 Hawley Road	App for Commercial Bldg.
1/11/2019	Garrett Homes	126 Oxford Road	CO for Commercial Bldg.
1/14/2019	David Behun	22 Punkup Rd 30 Quaker Farms Rd	Kitchen Renovation
1/14/2019	Ray Kamaitis		App for detached Garage
1/15/2019	William DaSilva	300 Oxford Rd	New Restaurant - The Sitting Duck
1/16/2019	M & R Construction	1 Blueberry Lane	Finish Basement- no extension
1/16/2019	Roger Bullivant	39 Old Country Rd	CO for AG pool & Deck
1/17/2019	Oxford Riverbend Contract Medical	10 Riverbend Drive	CO For Residence
1/19/2019	Mfg Borghesi	1 Jacks Hill Road	3 sided room in factory -tenant fit up
1/22/2019	Construction	66 Hawley Road	Interior build-out - No extension

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1/22/2019	Dazzle Boutique Haynes	340 Center Rock Green	Tenant fit out
1/22/2019	Construction	339 Center Rock Green	67 West Hair - Tenant fit up
1/22/2019	Richard Calvert	22 Punkup Rd	Finish Basement- no extension
1/22/2019	Design & Structures	300 Oxford Rd	Tenant fit out
1/22/2019	Lizzie Holloway	1 Oxford Road	Install Apertures- No extension
1/22/2019	Willam Dinaisto	300 Oxford Rd	Party Plus - No extension
1/28/2019	Outlook Renovations	26 Newgate Rd	Restoring Basement after flooding
1/28/2019	X-Real Property Haynes	150 Hawley Rd 400 Boulder Pass	Interior alterations- No extension
1/29/2019	Construction Haynes	Rd	Residential Bldg. B
1/29/2019	Construction	220-1A Main Street	Medical Office- No extension
1/31/2019	Garden Homes	Lot 2-1	Residential Pad
1/31/2019	Garden Homes	Lot 2-2	Residential Pad
1/31/2019	Garden Homes	Lot 2-3	Residential Pad
1/31/2019	Garden Homes	Lot 2-4	Residential Pad
1/31/2019	Garden Homes	Lot 2-5	Residential Pad
1/31/2019	Garden Homes	Lot 2-6	Residential Pad
1/31/2019	Garden Homes	Lot 2-7	Residential Pad
1/31/2019	Garden Homes	Lot 2-8	Residential Pad
1/31/2019	Garden Homes	Lot 2-9	Residential Pad
1/31/2019	Garden Homes	Lot 2-10	Residential Pad

## 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:

MOTION made by Commissioner J. Lanier and seconded by Commissioner B. Richter to go into Conservation Commission matters. All in favor 4-0.

Chairman M. Herde discussed having a line item for signage. There has been a higher volume of people mountain biking on Rockhouse Hill and it's all a learning situation.

Mr. Keith Parks (resident mountain biker from NIMBA) I am here to talk about helping out with designing the trails. Right now there are some dangerous areas. Is there are way to use grant money?

Commissioner J. Lanier is very involved in the design of the trails but explained that he need permission on a lot of what he and the NIMBA volunteers are trying to do. There was a huge push to not have mountain bikers in the past but many realized that it is a great area and with 1000 acres this can't happen overnight as it is a learning experience.

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Mr. Keith Parks replied: I agree. We have many volunteers more than will to help.

Chairman M. Herde stated: The trails need to be built the right way. Maybe there can be trail leaders or trail bosses to go in and produce the trails.

Commissioner J. Lanier explained that he was out there with one of the mountain bikers who did a lay out of the trail with photographs and is also getting everyone's input on it.

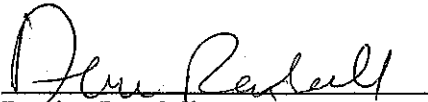
The commission ensued a discussion.

The Chairman stated he would talk to the First Selectman to get his permission and give him an update.

**ADJOURNMENT:**

**MOTION** made by **Commissioner Joe Lanier** to adjourn at 8:33 p.m.  
**Seconded by Commissioner B. Richter. All in Favor 3-0.**

Respectfully Submitted,

  
Denise Randall  
I/W Administrative Secretary

19 JUN -4 PM 3:20  
TOWN OF OXFORD, CT  
TOWN CLERK  
*Angela A. West*