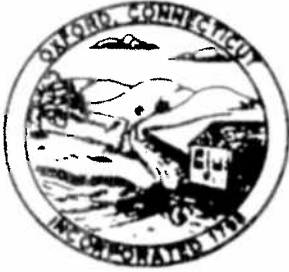


August 25, 2015



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, August 25, 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, August 25, 2015.

Meeting was called to order at 7:33 P.M. by Chairman Michael Herde

ATTENDANCE ROLL CALL: Chairman M. Herde

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

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

ABSENT:
None

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)
None

AMENDEMENT TO AGENDA:
None

NEW BUSINESS:

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 (a pproved at Special Meeting on Aug 19, 2014)

Commissioner B. Richter asked about the start of the Oxford Town Center waterline.

I.W.E. Officer A. Ferrillo stated: I'm not sure what the hold up is but it should not take long to do, once it is started.

EXECUTIVE SESSION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

MOTION made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner E. Stewart** to accept (IW 15-62) William Cook, 12 Chauncey Drive, single family dwelling (upland review impacted – 4,000 sq. ft.) All in favor **5-0**.

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner S. Purcella Gibbons** to approve the minutes from 7/28/15
Seconded by **Commissioner B. Richter**. All in favor **5-0**.

ENFORCEMENT OFFICER:

I.W.E. Officer A. Ferrillo stated: We received a memo dated 8/24/15 from Jim Galligan (Town Engineer) which states the he performed a site inspection of the oil water separator at the Global Gas (Sunoco) 357 Oxford Road with myself and observed the system operating properly as designed. Mr. Galligan stated that he had no further comments.

Chairman M. Herde stated: They still did not clean up the garbage and we explained that we would not sign off on the sign until the garbage from the top of the wall down to the water was

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all cleaned up. You can tell that the garbage is from the gas station. I would like to have the town attorney send a letter to them on this.

I.W.E. Officer A. Ferrillo stated: The proposed bakery now has their septic pipe in under the brook. Here are photos.

Chairman M. Herde asked if they also used concrete.

I.W.E. Officer A. Ferrillo stated: Yes, it is shown in the photos (pointing). They did a good job, they got it in quick and it took them less than 3 hours. The brook looks good, it's crystal clear.

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NAFIS & YOUNG

Civil/Environmental Engineering & Surveying

Allan S. Young, P.E.
James H. Galligan, P.E.
David L. Nafis, P.E., L.S.
Lawrence K. Secor, CFMM

August 20, 2015

Received
8/24/15

Mr. Michael Herde, Chairman
Inland Wetlands Watercourses Commission
486 Oxford Road
Oxford, CT 06478

Re: Global Gas (Sunoco), Oxford, CT

Dear Mr. Herde:

Nafis & Young Engineers, Inc. performed a site inspection of the oil water separator at the above-referenced site with Andy Ferrillo, Inland Wetlands Enforcement Officer. We observed the system operating properly as designed. We have no further comment.

If you have any questions, please feel free to contact me at 203-314-8041.

Sincerely,

James Galligan, P.E.
Town Engineer of Oxford
Nafis & Young Engineers, Inc.

COMPLAINT/CONCERN:

Violation- 38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning) serious erosion into the Town of Beacon Falls Wetlands Officer and Chairman notified by Letter on 6/15/15.

I.W.E. Officer A. Ferrillo stated: Fred D'Amico (D'Amico Engineering) is not ready with the plan.

Violation – Little Punkup Road (Mr. Paul Kochiss) Cease & Desist- Wetlands Map 15, block 55, lot 71.

I.W.E. Officer A. Ferrillo stated: Fred D'Amico (D'Amico Engineering) is not ready with the plan.

**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:**

January - December 2015

1/5/2015	Bryan Nesteriak	19 Fiddlehead	Permit for Residence
1/7/2015	CT. Residential	Lot 4, 8 Hart Court	C.O. Residence
1/7/2015	CT. Residential	Lot 6, 12 Hart Court	C.O. Residence

1/8/2015	Greenleaf Energy	119 Hawley Road	Tenant Fit -up
1/12/2015	Steve Simonzie	10 Old Country	App for 16x24 Shed
14-Jan	St. Thomas Apostle	733 Oxford Road	Bathroom Remod
1/14/2015	Diamond Rosa	8 Skyline Drive	Finished basement
			Permit for Commercial Landscape Company
1/15/2015	Ferris Mulch Products	Prokup Road	C.O. Residence
1/15/2015	Meadowbrook	1006 White Birch La	Permit for new residence
1/15/2015	Everett Hoekstra	Lot 18, Fiddlehead	C.O. for Deck
21-Jan	Barbara Chinitz	548 Caddy Court	C.O. for Pole Barn
21-Jan	Jeffrey Weaver	94 Oxford Road	Bathroom Remod
1/21/2015	Christopher Kalakay	5 Middlefield Road	

FEB

2/10/2015	Verikas	432 Tee Shot Drive	Finished basement
2/4/2015	Linda Cirillo	169 Mapletree Hill Rd	C.O. for Addition
2/4/2015	Corbo Associates	Lot 24, Jem Woods	C.O. for Addition
2/6/2015	Richard Dilley	79 Barry Road	Permit for New residence
2/12/2015	Timothy Butterworth	105 Oneill Road	Permit for New residential garage
2/17/2015	Fran Teodosio	Towantic Energy	copies
2/17/2015	Eathworks	1 Fox Hollow Rd	Permit for Commercial Building
2/17/2015	Crystal Holick	42 Highland Road	Finished basement
2/18/2015	Daniel Arpie	441 Oxford Road	Tenant separation, Exit Stairs acces
2/19/2015	Rose Dolvan	658 Championship Drive	Finished basement
2/23/2015	Deborah Trammer	37 Highland Road	Finished basement
2/23/2015	Bruce Smith	51 Christian Street	C.O. for Residence
2/23/2015	Pulte Homes	639 Championship Dr	C.O. for Residence
2/23/2015	Pulte Homes	641 Championship Dr	C.O. for Residence
2/23/2015	Pulte Homes	643 Championship Dr	C.O. for Residence

MARCH

3/4/2015	Priscilla D'Aloia	548 Caddie Court	C.O. for Residence
3/9/2015	Paul Stumpo	8 Silano Drive	C.O. for I.G.Pool
3/9/2015	Ct. Residential	Lot 6, 15 Bishop Rd.	App for new Residence
3/12/2015	Gary Stranko	307 Spruce Hill Rd.	Copies
3/18/2015	Wescor Bldg	208 Christian Street	Tenant Fit -up
3/23/2015	Corbo Associates	lot 26, Jem Woods	C.O. for Residence
3/23/2015	Glenn Fritz	72 Oxford Road	Permit for Expanding Parking Lot
3/23/2015	Pulte Homes	670 Championship	C.O. for Residence
3/23/2015	Karen Spargo	20 White Gate Rd	App for A/G Pool & Deck
3/24/2015	Purrington Construct	1 Echo Valley Road	Permit for new Residence
3/24/2015	Mark Oszkowski	Fox Hollow Rd	Permit for Commercial Bldg.
3/25/2015	Michael Bell	215 Good Hill Road	C.O. A/G Pool & deck
3/25/2015	Joseph Chicoski	502 Oxford Road	C.O. Addition & Deck
3/25/2015	John Lavorgna & Co	23 Pine Street	Kitchen Renovation
3/27/2015	Key Human Services	4 Highland Road	Install Generator
3/30/2015	Kathleen Glass	11 Silva Terrace	addition/shed/pool/deck
3/31/2015	Cappalli & Hill	Woodruff Hill/Towantic	Copies
3/31/2015	Janet Cooper	519 Heatherwood Ct	Partially Finished Bsmt

APRIL

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4/1/2015	Jaqson Athanasiou	193 Park Road	C.O. for addition
4/1/2015	Rita Leonardi	161 Mapletree Hill Rd	App for shed
4/6/2015	B&B	307 Quaker Farms Rd	Roof, Remod interior
4/6/2015	Andrew Rose	74 Still Road	Storage Shed
4/7/2015	Entrepot BUI	7 Fox Hollow	App for Detached addition
4/7/2015	Kovacs Construction	321 Riggs Street	Contractor Yard
4/8/2015	Ed Godin	207 Christian Street	C.O. for addition
4/8/2015	Paul Crouse	526 Putting Green	Finished basement
4/9/2015	Pulte Homes	664 Championship	C.O. for residence
4/13/2015	Pettinella	175 Quaker Farms	C.O. for residence
4/13/2015	Larry Miller	1 Silano Drive	Permit for Barn
4/13/2015	James R. Toth	209 Riggs Street	Permit for residence
4/13/2015	Blair Richardson	116 Mapletree Hill Road	App for shed
4/14/2015	Mountain Rd Estates	706 Holly Court	C.O. for residence
4/14/2015	Thomas Koscol	10 Silva Terrace	App for Deck
4/14/2015	Steve Dugan	8 Christopher Court	Deck with Roof
4/15/2015	Roger La France	8 Jensen Farm Road	Exercise room in Bsmt
4/20/2015	Chris Kelly	596 Putting Green Lane	Add half bath to bsmt
4/21/2015	Dave Steeves	596 Putting Green Lane	Add half bath to bsmt
4/21/2015	Cathy Wickenheiser	8 Krystalle Lane	App for A/G pool/Deck
4/23/2015	Mountain Rd Estates	unit 151, 707 Holly Ct	C.O. Residence
4/23/2015	Pulte Homes	668 Championship	C.O. Residence
4/24/2015	Bill Fisher	501 Putting Green In	App Deck Extension
4/27/2015	Laurie Fernandes	8 Hawkins Road	App for Garage room above

MAY

5/6/2015	Matthew Brodacki Haynes Dev	7 Oakwood Drive	C.O. for residential
5/7/2015	Company	Holly Court -Unit 150	C.O. for residential
5/11/2015	A-1 Pools	13 Rolling Hills Rd	App for IG pool
5/11/2015	Ara Burlinson	339 Chestnut Tree Hill	App for Deck
5/11/2015	Timothy Gavaletz	421 Oxford Road	Building Sign
5/13/2015	Mead Construction	7 Fox Hollow Road	C.O. for Keg Storage
5/18/2015	Richard Chmielewski	32 Reality Road	App for Detached Garage
5/20/2015	Corbo Associates	Lot #18 Fiddlehead	C.O. for residence
5/20/2015	Pulte Homes	672 Championship Unit 18	C.O. for residence
5/20/2015	Pulte Homes	674 Championship Unit 19	C.O. for residence
5/20/2015	Pulte Homes Haynes Dev	676 Championship Unit 20	C.O. for residence
5/21/2015	Company	701 Holly Court	C.O. for residence
5/26/2015	Nicolari Carpentry	46 Old Country Rd	App for Decks
5/26/2015	Newtown Pools	2 Kirkwood Drive	App for IG pool
5/27/2015	Joseph Dempsey	4 Sunrise Drive	App for 10x16 shed
5/27/2015	Joseph Dempsey	4 Sunrise Drive	C.O. Shed
5/27/2015	Dave Steeves	10 Oxford Road	Additional Fee due
5/28/2015	C. Edwards	8 Randall Drive	C.O. Residence

JUNE

6/1/2015	A-1 Pools	10 Jem Woods Road	App for IG Pool
6/1/2015	Shirley Costello	328 Oxford Road	use permit

6/3/2015	Richard Hinkson	5 Edmunds Road	Awning, Replace Windows/Bathroom
6/3/2015	Bruce Goulart	117 Goodhill Road	Renovations
6/4/2015	Alliance Oil	357 Oxford Road	Permit for Sign
6/4/2015	Corbo Associates	40 Jem Woods Rd	App for Residence
6/4/2015	Tribury Restaurant	143 Oxford Road	Remodeling
6/8/2015	Chris Kelly	603 Championship Dr	App for Deck Extension
6/8/2015	Brian McCanagahy	12 Davis Road	App for Shed
6/8/2015	Anthony Daverso	2 Country Farms Rd	Bsmt alteration
6/9/2015	Robert Weiner	Under the Rock, lot 43	Non-Permanent Trailer
6/10/2015	Mary Farrenkopf	12 North Mark Drive	Screen Porch
6/11/2015	Corbo Associates	39 Jem Woods Rd	App for Residence
6/15/2015	Mount Rd Estates	160 Meadowbrook	App for Residence
6/15/2015	Mount Rd Estates	157 Meadowbrook	App for Residence
6/15/2015	Mount Rd Estates	1007 White Birch lane	App for Residence
6/15/2015	Mount Rd Estates	1005 White Birch lane	App for Residence
6/15/2015	Tiki Monster Realty	556 Oxford Road	Cat Vet hospital
6/15/2015	Margaret Jennings	16 Peach Farm Rd	App for Shed
6/15/2015	Mary Ann Faroni	29 Fairfield Road	C.O. for pool/2 additions
6/16/2015	Corbo Associates	36 Jem Woods	App for Residence
6/16/2015	Nathanial Wilcox	38 Jenny Lane two	Violation
6/18/2015	Civil One Stihl Corp.	Lot 12 &15 Patriot Way	Permit for Industrial Building
6/21/2015	Louis Pracaccini	130 Park Road	C.O. For Wall
6/22/2015	Jackie Lizak	13 Jensen Farm Road	AG Pool
6/22/2015	David & Kara Wilk	170 Hogsback Road	3 season porch, remodel master ba
6/23/2015	Robert A Pettinella	10 Anthony Pond	Violation
6/23/2015	Robert Pettinella	6 Anthony Pond	Violation
6/25/2015	James Davis	623 Championship Rd	Finished basement
6/25/2015	Steven & Suki Smith	12 Great Oak Road	Renovation of Master Bath
6/30/2015	Oxford Town Ctr	300 Oxford Road	Newtown Savings Bank
6/30/2015	Douglas Jackson	55 Sioux	C.O. Garage

JULY

7/2/2015	Kindercare of Oxford	35 Old State Road	Interior of Closet
7/7/2015	Terrence McCarthy	594 Putting Green	New Windows
7/9/2015	Jerard Gramlich	733 Oxford Road	replace existing sign

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Cocchiola Riverview Subdivision review of bond reduction.
2. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation)
3. Mr. Bruce Mondo (owner of property on Riggs Street) **Cease & Desist** (second notice sent) (Caveat placed on the property)
4. 60 Quaker Farms Road (**Violation** on open space)

5. Little Punkup Road (Mr. Paul Kochiss) **Cease & Desist** – wetlands Map 15/block 55/Lot 71
6. **38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)** serious erosion into the Town of Beacon Falls Wetlands Officer and Chairman notified by Letter on 6/15/15.

I.W.E. Officer A. Ferrillo stated: Denise emailed the agenda to Attorney Dominick Thomas and to Fred D'Amico (D'Amico Engineering) and they both were not ready regarding Little Punkup Road (Mr. Paul Kochiss). Mr. D'Amico also stated that the maps for the 38 Jenny Lane Two violation are also not ready.

I.W.E. Officer A. Ferrillo stated: The Attorney for the Little Punkup Road property has to demonstrate somehow that the owner can't get closed in and because he owns the land it has to be figured out how the owner can legally access his property at this point.

Chairman M. Herde asked: Is there anything that looks unstable on the property now? This can take a while to get resolved.

I.W.E. Officer A. Ferrillo replied: No. There is nothing that can run off because where it comes down to that wetland, it goes into a deep gully.

Chairman M. Herde stated: I think it might turn into a wetland in the winter. We will have to keep an eye on it.

Commissioner S. Purcella Gibbons agreed.

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

OTHER ITEMS OF CONCERN:

Chairman M. Herde stated: We need to keep an eye on Mr. D'Amico's property on Route 67 for erosion controls.

COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS OTHER:

- 5) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 6) Open Space Inventory Map. Completed by New England Geosystems
- 7) Town of Oxford Catch Basins (Silt Removal).

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8) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner B. Richter** to adjourn at 8:46 p.m.
Seconded by **Commissioner E. Stewart**. All in Favor **5-0**

Respectfully Submitted,

Denise Randall
Administrative OCCIWA Secretary

15 SEP 15 PM 1:35
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK