



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Conservation Commission / Inland Wetlands Agency

REGULAR MEETING MINUTES

Tuesday, January 12, 2021

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, January 12, 2021.

Meeting was called to order at 7:30 P.M. by Chairman Susan Purcella Gibbons

PLEDGE OF ALLEGIANCE:

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Chairman Sue Purcella Gibbons and Commission Members, & Brian Smith, Andy Ferrillo & Ethan Stewart and Commissioner Joe Lanier

STAFF: Administrative Secretary Denise Randall and I.W. Enforcement Officer Michael Herde

ABSENT: None

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

Mr. Jim Sanders is present for discussion on Rockhouse Hill

AMENDMENT TO AGENDA:

MOTION made by **Commissioner Brian Smith** and seconded by **Commissioner Ethan Stewart** to accept the amendment to the agenda to include 48 Jacksons Cove Rd- Verbal violation. All in favor 5-0.

EXECUTIVE SESSION: None

NEW BUSINESS:

(IW 20-116) Oxford Enterprises, LLC, 3 Woodruff Hill Rd, (Map 25, block 22, Lot 13-5) proposed use Industrial building, grading, upgrades of drainage. Total size of site 75 acres (Total acres of wetlands= 5.73 acres) (Wetlands impact = 0 acres) (Upland review area impact = 15,860 sq. ft.) (amount of material removed= 1200 c.y.) (Deposited= 60 c.y.)

(IW 20-117) Oxford Enterprises, LLC, 7 Woodruff Hill Rd, (Map 25, block 22, Lot 13-6) proposed use Industrial building, grading, storm drainage. (Total size of site 6.38 acres) (Total acres of wetlands/watercourse =0.33 acres) (Wetlands impact = 0 acres) (Upland review area impact = 25,485 sq. ft.) (amount of material removed= 405 c.y.) (Deposited=2225 c.y.)

Civil One Engineer Brian Baker and the applicant Mr. Darin Bouchard are both present by video for the presentation.

Brian Baker stated: Before I discuss the recommendations from the town engineer, I would like to give to the commission the overall plan first. I will put the maps up on video for everyone to see. There are 2 lots as part of the application. Lots #5 & #6 for Woodruff Hill Industrial park. We provided a modification to the storm water basin per town engineers recommendations and the berms will stay. Grading will also be associated with building construction. One building (which is the southern building) is proposed office space and a garage for storage of trucks and the other building will be used for recycling materials to be broken down inside only. The site plan shows a grading plan for each lot with basins here (pointing to map) Each has a hydrodynamic separator with a 4-bay sediment trap. There is wetland regulated activity with grading and the creation of a driveway with no impact to the wetland area. All erosion control standards are in place. There is an extension of silt fencing.

Below are the recommendations from the town engineer and the replies from Civil One as well as the "Notice of Responsibility" form signed by the applicant/owner:



January 11, 2021

Ms. Susan Purcella, Chairman
Conservation Commission/Inland Wetlands Agency
Town of Oxford
486 Oxford Road
Oxford, CT. 06478

RE: #3 Woodruff Hill Road (Lot 5) & #7 Woodruff Hill Road (Lot 6)

Dear Ms. Purcella,

We have received a review letter from James H. Galligan, P.E. of Nafis & Young Engineers dated December 18, 2020 for the above referenced project and have revised the Permitting Set and the Engineering Report based upon his recommendations. Enclosed please find two copies of revised plans and reports with a revision date of January 11, 2021. Additionally, we offer the following responses to each of Mr. Galligan's comments:

#3 Woodruff Hill Road (Lot 5) – Southern Lot:

- C1) The driveway entrance is graded such that it appears to receive runoff from Woodruff Hill Road. Please clarify.

R1) The entrance has been revised to provide a high point adjacent to the existing curb line to prevent drainage from Woodruff Hill Road from entering the site.

- C2) Please revise the parking lot grading so that surface runoff from each parcel remains on each singular lot.

R2) The parking lot grading has been revised so that surface runoff from each parcel remains on each singular lot per the recommendation.

- C3) The paved surface for this parcel is too large for one (1) catch basin. Please revise.

R3) In association with the revised grading plan an additional catch basin northwest of the proposed building has been added (CB-4A) per the recommendation.

- C4) Please show detention analysis for each lot separately.

R4) Detention analysis has been completed separately for each lot and is shown in the Engineering Report revised on January 11, 2021. #3 Woodruff Hill Road is analyzed at Design Point #1 and #7 Woodruff Hill Road is analyzed at Design Point #2.

- C5) Please provide a hydrodynamic separator for #3 Woodruff Hill Road parcel.

R5) A hydrodynamic separator (Contech CDS Unit) has been added per the recommendation.

- C6) The grade of the gravel drive to the detention basin approaches 10% in some areas. Typically, these drives receive little maintenance or notice. Can the steeper section of this drive be paved? Can the drive be lengthened to reduce the slope? Can the drive be cross-pitched to slope towards the rip-rap swale?

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R6) We have revised the plans to show that the entire access driveway will be paved for stability and that the driveway will be cross pitched into the adjacent riprap swale.

C7) Please provide a channel report for the rip-rap swale to basin #2 .

R7) A channel report been completed for the swale to basin #2 and is included in the Engineering Report revised on January 11, 2021 as Appendix H.

C8) Please provide sizing computation for the velocity to be encountered in this swale.

R8) The channel report been completed for the swale to basin #2 included in the Engineering Report revised on January 11, 2021 as Appendix H. The report shows that the swale will be less than half full in the 25-year design storm with a velocity of 8.1 fps in the swale. Intermediate riprap will provide stability in channels with a velocity of 8-10 fps therefore it is the appropriate size riprap to provide stability in the swale.

C9) Please provide information on the inland wetland on this site.

R9) The inland wetlands as shown were flagged and located as part of the Woodruff Hill Industrial Park Subdivision plans. Grading and filling adjacent to the wetlands areas was previously completed during construction of the lay down areas for the construction of the Towantic Energy Plant. The site development plans as presented are consistent with the conceptual plans for the area that received Inland Wetlands and Watercourses approvals during the subdivision process.

Prior to construction, orange construction fencing will be installed around the isolated wetlands area southeast of the development for identification and protection. Additionally, limits of construction and proposed silt fence locations will be staked by a licensed surveyor prior to construction. Two pictures of the current condition of this wetlands area have been included at the end of this response letter.

#7 Woodruff Hill Road (Lot 6) – Northern Lot:

C1) Can the oil water separator and drainage West of the building be revised to receive the runoff from the area adjacent to the loading area?

R1) The hydrodynamic separator has been located so as to receive the drainage from the loading area as well as the parking area and building for the lot.

C2) Please provide a detail of the hydrodynamic separator which provide 85% removal of suspended solids and floatables .

R2) A hydrodynamic separator (Contech CDS Unit) has been specified for each lot per the recommendation. Calculations showing removal of 80% TSS for both units have been included in Appendix F of the updated Engineering Report. Note that there will be additional removal of TSS in the 4' catch basin sumps and the water renovation area forebays that will bring total TSS removal to well above the 80% recommended in the 2004 CT DEEP Stormwater Quality Manual.

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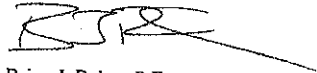
C3) Please revise the parking lot grading so that surface runoff from each parcel remains on each singular lot.

- R3) The parking lot grading has been revised so that surface runoff from each parcel remains on each singular lot per the recommendation.*
- C4) Can the grading of the detention basin access drive be revised to provide a constant slope throughout?
- R4) The detention basin access driveway alignment and profile have been modified to lessen the slope to under 14% and the driveway will be paved for stability and will be cross pitched into the adjacent riprap swale.*
- C5) Please provide sizing computations from the swale into detention basin #1.
- R5) The channel report been completed for the swale to basin #1 included in the Engineering Report revised on January 8, 2021 as Appendix H. The report shows that the swale will be only half full in the 25-year design storm with a velocity of 8.2 fps in the swale. Intermediate riprap will provide stability in channels with a velocity of 8-10 fps therefore it is the appropriate size riprap to provide stability in the swale.*
- C6) Please extend silt fencing Northerly between Station 1+00 of the access driveway to detention basin #1 and the rip-rap swale to prevent unnecessary siltation in the channel/basin.
- R6) The silt fencing has been extended per the recommendation.*

Please feel free to contact us if you have any further questions.

Sincerely,

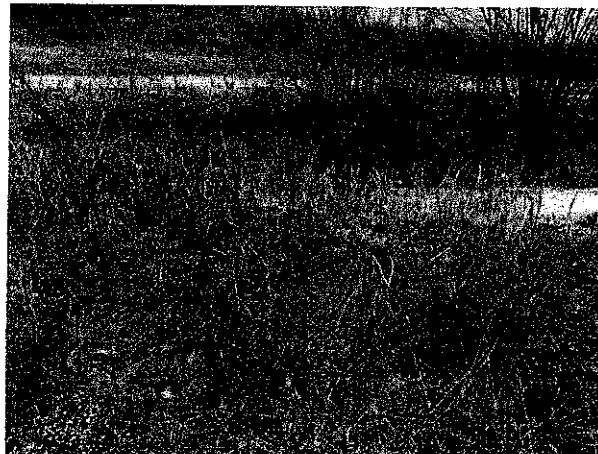
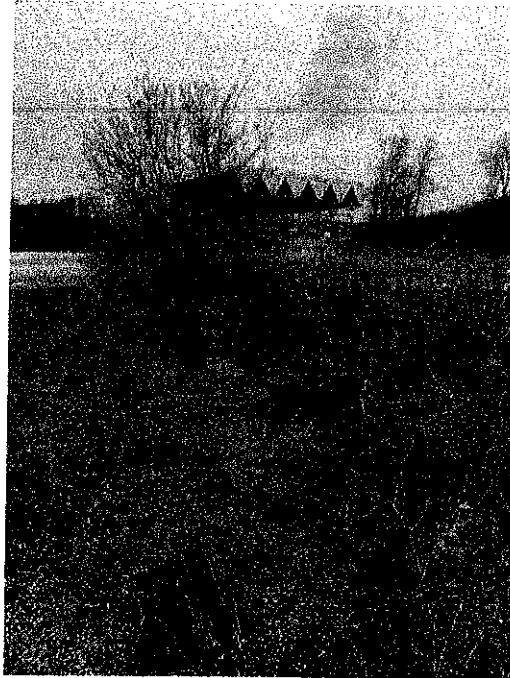
CIVIL 1



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PICTURES OF ON-SITE WETLANDS AREA SOUTHEAST OF LOT 5 DEVELOPMENT AREA

Chairman Sue Gibbons asked about the start of construction and the sequence of construction.

Mr. Baker replied: The plan to start is in March if we receive all of our approvals in time. We plan build thru the summer with temporary sediment trap in place, filter berms and outlet structures to finish Lot #5.

Commissioner J. Lanier asked if there will be hazardous materials and petroleum base products on site. Will all activities on site be performed inside?

Mr. Baker replied: DEEP requires a storm water report on a regular basis. Anything with this type of Sic code (Standard Industrial Classification) has to report to DEEP.

Commissioner J. Lanier asked: Would the recycled materials be wood and asphalt or a mix of other Roofing type of roofing like asbestos? Some of the older roofs are asbestos.

Mr. Baker replied: It would be no asbestos materials.

Commissioner J. Lanier stated: I think we need this on the plan then.

Commissioner E. Stewart asked about truck storage and planned maintenance.

Mr. Baker replied: I believe only washing and maybe some minor fluids or battery changing.

Mr. Darin Bouchard (Applicant) There will be a wash bay. This is a requirement of DEEP permits and therefore, DEEP will be monitoring closely.

Enf. Officer Herde asked: How about storage of waste oils and hydraulic fluids. We will need a Statement of the plan of how much. Is there ingoing and outgoing? We need information on the dumpster for everyday waste. We have a lot of small trucking companies here in Oxford with storage of 250 gallons.

Mr. Bouchard replied: It will be nothing outside.

Enf. Officer Herde stated: We need this on the plan as a statement of use. The property line could be erased in the future and one could sell off a lot so we need clarification for the future if this happens.

The Chairman stated: Ok, we will then wait for a revised plan and for the town engineers final Letter and check to make sure the engineer's invoice is paid by the applicant. We will see you at the next meeting.

OLD BUSINESS:

RE-APPLICATION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner B. Smith** and **seconded by Commissioner E. Stewart** special minutes from 12/8/20. All in favor **5-0**.

ENFORCEMENT OFFICER:

Enforcement Officer Herde discussed briefly the progress made at the 5 Crozier Court property and will be keeping an eye on the property.

Enf. Officer Herde stated: We should keep this on the agenda for now.

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:

Budget 2021-2022-

The Commission had a brief discussion on the upcoming budget.

APPLICATIONS NOT REQUIRING OCCIWA APPROVAL & PERMIT APPROVALS:

MATTERS OF VIOLATIONS/LITIGATIONS:

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)

48 Jacksons Cove Rd- Cease & Restore letter sent in December of 2020.

Notice of Cease & Desist- 5 Crozier Court (Mr. Antunes) Filling in a vernal pool, Letter sent 11/13/20. Hearing scheduled for 11/24/20 at 7pm

MATTERS OF CONSERVATION:

Discussion on Rockhouse Hill with Jim Sanders: A discussion with Commissioner Brian Smith who met with Mr. Sanders and went on a hike. Commissioner B. Smith spoke about things that need to be addressed.

Commissioner J. Lanier suggested keeping a running log on anything to do with Rockhouse Hill creating some transparency.

The Chairman asked if this was specific to Rockhouse Hill or other trails?

Commissioner Lanier replied: We do have other trails on town property.

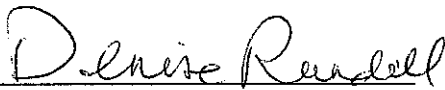
Commissioner Smith suggested having a guide in place for the trails.


Everyone agreed that parking is an issue.

ADJOURNMENT:

MOTION made by **Commissioner A. Ferrillo** to adjourn at 8:58 p.m.
Seconded by **Commissioner J. Lanier**. All in Favor **5-0**.

Respectfully Submitted,


Denise Randall
I/W Administrative Secretary

21 FEB 22 AM 11:01
TOWN OF OXFORD, CT

TOWN CLERK