



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, January 26, 2016

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 26, 2016.

Meeting was called to order at 7:35 P.M. by Chairman Michael Herde

ATTENDANCE ROLL CALL: Chairman M. Herde

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

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

ABSENT:

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

AMENDMENT TO AGENDA:

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 (approved at Special Meeting on Aug 19, 2014)

2. **Violation- 38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)**

I.W.E. Officer A. Ferrillo stated: Southwest Conservation is not yet finished with the report yet and informed us that the report should be finished by the beginning or middle of February.

3. **Violation – Little Punkup Road (Mr. Paul Kochiss) Cease & Desist- Wetlands** Map 15, block 55, lot 71. (Application and fee received and accepted on November 10, 2015)

I.W.E. Officer A. Ferrillo stated: All comments have been addressed by Town Engineer, Jim Galligan and fees have been paid.

Fred D'Amico (Engineer) stated: I received a letter from Nafis & Young that says he is happy and that we addressed all his comments.

I.W.E. Officer A. Ferrillo asked: What was the final outcome of the water that comes down that steep driveway?

Fred D'Amico replied: That water actually goes off to the side. So it doesn't go onto the driveway.

I.W.E. Officer A. Ferrillo asked: So anything that comes down the driveway is going to go where?

Fred D'Amico replied: Well its pitched and graded so that is going to be cross sloped and that's then going to go onto his property.

I.W.E. Officer A. Ferrillo asked: Ok. Nothing will make it to the bottom?

Fred D'Amico replied: No. We wanted to make sure we grade it so that nothing goes to the bottom.

Chairman M. Herde asked: We are protected now on that little vernal pond on that neighbors property? Everything is diverted away from there?

Fred D'Amico replied: Nothing is going to that area. That's actually a little lower than where its going to be disturbed. They are actually done in that area of that portion of the driveway. You will probably be out there as we start the construction.

I.W.E. Officer A. Ferrillo asked: There is a portion of that driveway that has to be paved right?

Fred D'Amico replied: Yes, I believe the steep parts will have to be paved. The lower portion will stay gravel.

Chairman M. Herde expressed concerns that someone will put in a curtain drain right above the vernal pond.

Chairman M. Herde asked: When the driveway is soft, do we have it so that the water can pass thru the driveway and right to the other side, such as underneath it?

Fred D'Amico asked: Why would you need a curtain drain above the vernal pool?

Chairman M. Herde replied: Well you have all the ledges and all the water coming down and it obviously comes out in the pool. The driveway is 20 to 30 feet up hill with the vernal pool, so is the driveway going to stay intact?

Fred D'Amico replied: The driveway is going to stay where it has always been and there was never a problem before. The problem where it got washed out before was the steeper grade and once he grades them, those portions will have to be paved to 10%.

Chairman M. Herde stated: Yea, I am a little it concerned about the driveway, is either going to act like a gutter and divert the water or the water will be going underneath it and trucks and stuff is going to sink in the driveway.

Fred D'Amico replied: We have cross way and any water that does run down will actually flow off to the side onto his own property. I don't believe your going to get a lot of water.

Chairman M. Herde asked if anyone else had questions.

I.W.E. Officer A. Ferrillo stated: Nafis and Young is all set except for one thing as to whether or not that property can go all the way thru as its pretty steep so maybe you should put a caveat for the vernal pool that this permit grants no other access, ingress or egress to this site other than the one that is approved without coming back to the commission.

Chairman M. Herde replied and asked: Ok. Also how does everyone feel about placing a time limit on this project? Maybe giving the permit now but construction to not start until after spring. I'm just concerned about the vehicles going in and out there.

I.W.E. Officer A. Ferrillo added: Yes, maybe after June 1.

APPROVED with conditions:

MOTION made by **Commissioner J. Lanier** and **seconded** by **Commissioner B. Richter** to approve with conditions (IW 15-83) Paul Kochiss, 41 Little Punkup Road, Oxford, CT. (construction of single family house). No grading work on the site shall commence prior to June 1, 2016. This approval grants no other ingress or egress to the project site other than that submitted on the approved map dated 10/26/2015. Notify the Wetlands Officer prior to work start. All in favor **5-0**.

Permit Expires: 1/26/2021

I.W.E. Officer reminded Fred D'Amico to bring the map in tomorrow.

EXECUTIVE SESSION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner S. Purcella Gibbons** to approve the minutes from 11/10/15 with one correction on page 4 that states December photos. **Seconded** by **Commissioner B. Richter**. All in favor **5-0**.

ENFORCEMENT OFFICER:

COMPLAINT/CONCERN:

Violation- 38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning) some erosion into the Town of Beacon Falls appears to have stopped at this point and there is silt fence and hay bales in place. Wetlands Officer and First Selectman notified notified by Letter on 6/15/15.

Violation: Engineer still awaiting details from Town of Beacon Falls.

Violation – Little Punkup Road (Mr. Paul Kochiss) Cease & Desist- Wetlands Map 15, block 55, lot 71. (Application and fee received and accepted on November 10, 2015)

**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:**

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

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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

AUGUST

8/3/2015	Michael Ligi	501 Roosevelt Drive	Application for Deck/Stairs
8/4/2015	Town of Oxford	Woodruff Hill/indust park	Permit for Power Plant/Lay Down are
8/5/2015	JTP Construction	8 Hart Court	Application for Deck
8/10/2015	Pellumb Ameti	8 Mountain View Court	Application for Deck
8/13/2015	William Cook Oxford Greens	12 Chauncey Drive	Permit for Regrade/pool
8/13/2015	Assoc	97 Country Club Drive	C.O. Club House Addition
8/17/2015	Ara Burlinson	339 Chestnut Tree Hill Rd	C.O. Deck
8/18/2015	B. United Int'l Pepin/Price	7 Fox Hollow Road	C.O. Addition
8/18/2015	Chopper	300 Oxford Road	Super Market
8/19/2015	Corbo Assoc.	Lot #15 Fiddlehead	C.O. Residence Agr Pond Clean out
8/20/2015	Ronald Turmel Mountain Rd	9 Pope Road	
8/24/2015	Estates	703 Holly Court	C.O. Residence
8/26/2015	Justin Harding	54 Dorman Road	Application for Pole Barn
8/26/2015	Mary Ann Jones	503 Putting Green la	Application for Deck Screened in port
8/31/2015	Joe Chicosci	502 Oxford Road	Application for Deck
8/31/2015	Frank & Sally Baer Oxford High	150 Country Club Dr.	Application for Removal of screen/Wi deck
8/31/2015	Booster	61 Quaker Farms Rd	Concession stand inside existing building

SEPT

9/2/2015	Conn Residential	19 Bishop Road	Application for Residence
9/2/2015	Amy Rohne	5 Buckskin Lane	Replace existing Front Porch that col
9/2/2015	Trinity ERD	353 Christian Street	New Tenant Fit out

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9/8/2015	ERI-Amyloid Lab Anthony	315 Riggs St	Use Permit, Tenant Fit-up
9/8/2015	Kacprzycki	8 Hart Court	C.O. A/G Pool
9/8/2015	Conn Residential	Lot 6, Bishop Road	C.O. Residential
9/9/2015	Richard Hinkson	5 Edmonds Road	I.G.T. Pool
9/9/2015	Owen Spargo	20 White Gate Rd	C.O. Pool/Deck
9/10/2015	Ricardo DaSilva	65 Thomson Rd	Complete Interior/Exterior of home
9/10/2015	Jime H. Ton	575 Roosevelt Dr.	Change Existing 2 family to single fam
9/10/2015	Kard Realty	3 Morse Road	footprint
9/10/2015	John Holguin	98 Good Hill Rd.	Interior construction of office
			Copies
			Application for
9/14/2015	Diamond Rosa	14 Somers Lane	Deck
9/14/2015	Nathaniel Wilcox	38 Jenny Lane Two	Application for replacement of existin
9/14/2015	Jochen Echner	197 Park Road	Application for Garage
	Bill & Barb		
9/16/2015	Wilchinski	30 Silva Terrace	Interior renovation Kitchen, master ba
9/17/2015	Mr. Robert Rung	652 Championship Dr	3 season porch, no extension of foot
9/17/2015	Walter Oliwa	24 Old State Road	Permit for Watercourse Clean out
9/17/2015	Michelle Christian	46 Charter Oak	Copies
			Arts & Crafts
9/18/2015	Adriene Radcliffe	144 Oxford Road	Studio

9/18/2015	Adriene Radcliffe	144 Oxford Road	Arts & Crafts Studio
9/21/2015	Stephen Dolan	15 Rose Drive	Reconfigure roof framing
9/21/2015	Ken Kaye	81 Christian Street	Application for Garage
9/21/2015	Shannon Hardaswick	26 Cedar Lane	Violation
9/22/2015	William Cook	12 Chauncey Drive	Permit for Inground Pool
		5 Lantern Ridge	
9/28/2015	John Fitzgerald	CT	Application for single family residence
9/30/2015	Gregory Peck	49 Charter Oak Dr.	C.O.
9/30/2015	Kenneth DePaola	8 Krystall Lane	C.O. Pool/Deck
9/30/2015	Jeffrey Diulio	133 Hawley Lane	4 Season Room

OCT

10/1/2015	Suzanne Thorne	18 White Gate Road	Tent -Temporary
10/1/2015	Bill Fisher	501 Putting Green Ln	C.O. Deck Extension
10/1/2015	Michael Quoka	113 Oxford Road	C.O. Addition
		162 Great Hill Road	
10/5/2015	Conn. Restoration	502 Oxford Road	Re-build due to fire damage
10/5/2015	Joseph Chicowski	543 Roosevelt Dr	C.O. Deck
10/6/2015	Juan C. Velez	150 Hawley Road	Re-build front stairs, stone Veneer
10/7/2015	Clariss Construction	377 Quaker Farms Rd	C.O. Commercial Building
10/8/2015	Christopher Rillstone	Meadowbrook Road	Application for single family residence
10/8/2015	Haynes Dev Corp	11 Bishop Drive	C.O. Residence
10/13/2015	Kathryn Wolak		C.O. Deck/pool/sunroom

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10/14/2015	Stephen Onofrio	125 Hawley Road 16 Peach Farm	Deck/AG Pool
10/16/2015	William Jennings	Road	New Barn
10/19/2015	Mountain Road Estate	1004 White Birch Lane	C.O. for Residence
10/19/2015	Mountain Road Estate	160 Meadowbrook	C.O. for Residence
10/19/2015	Chris Bowen	17 Cortland Place	C.O. for A/G Pool/Deck
10/19/2015	Diamond Rosa	6 Skyline Drive	Application for Deck
10/20/2015	Town Oxford dog		
10/20/2015	pound	Oxford Road	C.O. for dog pound
10/20/2015	Scott Volpe	Dorman Rd	Conservation Markers
10/26/2015	Jeff Haney	338 Riggs Street	Application for Deck
10/26/2015	Peter Davis	51 Greenbriar Dr.	C.O. for Deck
10/26/2015	Gyre 9, LLC	91 Willenbrock Rd	Sign off, Interior only
		44 Bee Mountain	
10/26/2015	Superior Solutions	Rd	C.O. Deck
10/26/2015	Town Of Oxford	Woodruff Hill Road	Lay down lots
10/27/2015	Adriene Radcliffe	144 Oxford Road	Arts & Crafts Studio (interior only)
10/29/2015	Pulte Homes	649 Championship Dr	C.O. Residence
10/29/2015	Pulte Homes	651 Championship Dr	C.O. Residence
10/29/2015	Pulte Homes	653 Championship Dr	C.O. Residence

November

11/4/2015	Steven Smith	12 Great Oak Road	C.O. -renovation of master bath
11/4/2015	John Lavorgna	23 Pine Street	C.O. -Kitchen renovation
		46 Charter Oak	Sign-off -Kitchen renovation & roof
		Drive	replaced
11/4/2015	Chester Zawacki	Little Punkup	App for residence
11/9/2015	Paul Kochiss	443 Oxford Road	Bridge Deck Repair
11/9/2015	Julian Colletti	28 Jenny Lane	App for Shed
11/9/2015	Glenn Ganz	4 Goffin Court	App for Shed
11/9/2015	Christian DeAngelis	8 Sage Hill Dr	App for residence
11/12/2015	Mount Rd. Estates	42 Seth Den	Sign off for Interior
11/12/2015	CKH Industries	195 Meadowbrook	C.O. for Residence
11/12/2015	Mount Rd. Estates	47 Great Oak Rd	App for residence
11/16/2015	Michael Simon	4 MaCintosh Drive	App for addition
11/16/2015	K.W. Carlson	46 Pope Rd	App for Garage
11/16/2015	Jim Black	Lot 1, Dorman Rd	App for residence
11/16/2015	Conn Residential	2 Loundsbury	Solar Array
11/16/2015	Smart Roof Solar	143 Oxford Rd	Temp Tent on Patio
11/16/2015	Pies & Pints	35 Old State Rd	Clothing Store
11/17/2015	Jewell Kulas		

MATTERS OF VIOLATIONS/LITIGATIONS:

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1. Cocchiola Riverview Subdivision review of bond reduction.
2. Notice of Cease & Restore **-10 Park Road violation** (Ms. Tkacz) (Pending Litigation)
3. Little Punkup Road (Mr. Paul Kochiss) **Cease & Desist** – wetlands Map 15/block 55/Lot 71
4. **38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)** serious erosion into the Town of Beacon Falls Wetlands Officer and First Selectman notified by Letter on 6/15/15.

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

OTHER ITEMS OF CONCERN:

S. Purcella Gibbons discussed the letter received by the Health district regarding the soap in the 8-Mile Brook.

**I.W. 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).
- 8) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner B. Richter** to adjourn at 9:53 p.m.
Seconded by Commissioner J. Lanier. All in Favor **5-0**

Respectfully Submitted,

Denise Randall
Administrative OCCIWA Secretary

16 FEB -8 AM 10:04
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK