



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, April 12, 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, April 12, 2016.

Meeting was called to order at 7:32 P.M. by Chairman Michael G. Herde

ATTENDANCE ROLL CALL: Chairman M. Herde

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

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

ABSENT:

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

AMENDEMENT TO AGENDA:

1. **MOTION** made by **Commissioner S. Purcella Gibbons** to accept (IW 16-2) TPA Design Group- Timberlake Development, Championship Drive Phase 4 East, No impact to wetlands, Upland Review area impact 15,952 sq. ft. (39 units detached residential dwellings) as an amendment to the agenda. **Seconded by Commissioner B. Richter.** All in favor **5-0.**

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)

I.W.E. Officer A. Ferrillo discussed the silt fence being placed back up on the Quarry Walk site where the sewer and gas lines are going in.

Chairman M. Herde expressed concerns regarding the pipe connections going down to the old Oxford Pharmacy property.

Chairman M. Herde stated: I think we should be there when they open it up to make sure it doesn't go into the next pipe and then into the river. Your only about 100 feet from the brook.

I think you should go there and ask when they will open it up and maybe you need to specifically say that you need to be standing there as there is a lot of stuff going in there.

I.W.E. Officer A. Ferrillo replied: Yes. Unless they are sucking it out, I didn't see any trucks there but it's not connected.

Chairman M. Herde explained in more detail: What we are talking about is Haynes put in right along Rte 67 a whole bunch of catch basins and hay bales up high and you can see up high. They did a nice swale and did a good job grading and everything aims to the catch basins but nothing is up at finished grade. The grade for the basin is way above grade and could never get water to it. Yet the water was disappearing. Its because they are concrete structures and sitting up on little rocks that it goes inside and the hay bales are up on top. The hay bales are 10 inches in the air above the water. There is now a second set in front of it but the day I went by was during the rain and you can see there was 1000 of gallons going into the catch basin system and I went down to the river and the river was clean. I'm thinking where is this coming out, the river is the only think down hill.

Commissioner J. Lanier stated: So it's just sitting on the grid.

I.W.E. Officer A. Ferrillo added: It's in the pipe network that is not connected.

Chairman M. Herde stated: It has to be full of all sorts of mud. So if they start coming out the other end when they connect to it, they have to let it all go in the brook and then there going to say oops.

Commissioner B. Richter stated: Suck it up before they do it.

Chairman M. Herde replied: I wasn't even thinking of that scenario. I think we should address this.

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 April.

EXECUTIVE SESSION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

MOTION made by **Commissioner B. Richter** to accept new application (**IW 16-27**) TPA Design Group- Timberlake Development, Championship Drive Phase 4 East, no impact to wetlands, Upland Review area impact 15,952 sq. ft. (39 units detached residential dwellings). **Seconded by Commissioner E. Stewart.** All in favor **5-0**.

MOTION made by **Commissioner J. Lanier** to accept the new application (**IW 16-18**) Goodwill of Western and Northern Ct. (Quarry Walk- retail store & donation center) (Langan Engineering. 1.44490 acres/62,940 sq. ft.) 300 Oxford Road, Map 34, Block 9, Lot 26. Motion **denied** due to incomplete application.

Discussion by Commission on owner of the property vs. tenants of the property listed on the application.

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner E. Stewart** to approve the minutes from 3/22/16 with one spelling correction. **Seconded by Commissioner B. Richter.** All in favor **4-0**.

ENFORCEMENT OFFICER:

I.W.E. Officer A. Ferrillo stated: A contractor came in on behalf of the owner to extend a deck on 122 Park Road about 3 feet. Its not going to pass the footprint of the house, it's just to place a hair on to overlook the lake. He gave me an application but I told him I had to run it by the commission first.

Chairman M. Herde stated: I don't have a problem with this being handled by you.

The Commission agreed.

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.

A Discussion on the Southwest Conservation report ensued.

Chairman M. Herde stated: I think the applicants should be paying for the review costs.

I.W.E. Officer A. Ferrillo stated: I believe they can also be charged for a couple of 1000 of feet of upland review area.

Chairman M. Herde stated: They should also have a restoration plan and they should come into a meeting for discussion.

I.W.E. Officer A. Ferrillo stated: This report was also given to Jim Galligan (Town Engineer) and we will wait to hear from him based on this report, then we can send this all to the applicant.

Chairman M. Herde stated: Yes, I don't want to keep the owners in the dark either.

**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:**

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	Claris 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	125 Hawley Road	C.O. Deck/pool/sunroom
10/14/2015	Stephen Onofrio	16 Peach Farm Road	Deck/AG Pool
10/16/2015	William Jennings	1004 White Birch Lane	New Barn
10/19/2015	Mountain Road Estate	160 Meadowbrook	C.O. for Residence
10/19/2015	Mountain Road Estate	17 Cortland Place	C.O. for Residence
10/19/2015	Chris Bowen	6 Skyline Drive	C.O. for A/G Pool/Deck
10/19/2015	Diamond Rosa		Application for Deck
10/20/2015	Town Oxford dog 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 Rd	
10/26/2015	Superior Solutions	Woodruff Hill Road	C.O. Deck
10/26/2015	Town Of Oxford	144 Oxford Road	Lay down lots
10/27/2015	Adriene Radcliffe	649 Championship Dr	Arts & Crafts Studio (interior only)
10/29/2015	Pulte Homes	651 Championship Dr	C.O. Residence
10/29/2015	Pulte Homes	653 Championship Dr	C.O. Residence
10/29/2015	Pulte Homes		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 Drive	Sign-off -Kitchen renovation & roof 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		

Regular Meeting Min.
April 12, 2016

11/9/2015	Christian DeAngelis	4 Goffin Court	App for Shed
11/12/2015	Mount Rd. Estates	8 Sage Hill Dr	App for residence
11/12/2015	CKH Industries	42 Seth Den	Sign off for Interior
11/12/2015	Mount Rd. Estates	195 Meadowbrook	C.O. for Residence
11/16/2015	Michael Simon	47 Great Oak Rd	App for residence
11/16/2015	K.W. Carlson	4 MaCintosh Drive	App for addition
11/16/2015	Jim Black	46 Pope Rd	App for Garage
11/16/2015	Conn Residential	Lot 1, Dorman Rd	App for residence
11/16/2015	Smart Roof Solar	2 Loundsbury	Solar Array
11/16/2015	Pies & Pints	143 Oxford Rd	Temp Tent on Patio
11/17/2015	Jewell Kulas	35 Old State Rd	Clothing Store

December

12/1/2015	Corbo Associates	Lot 19, 33 Fiddlehead	CO for residence
12/2/2015	Mount Road Est	802 Sage Hill Drive	App for single family residence
12/2/2015	Mount Road Est	803 Sage Hill Drive	App for single family residence
12/3/2015	Title Search	38 Old Country Road	Copies for Title search
12/7/2015	Kenneth Lynch & sons	114 Willenbrock	CO Sign Off
12/7/2015	Pistritto Tile, LLC	44 Moose Hill Road	Sign off for bathroom Remodeling
12/7/2015	Adam Equipment	1 Fox Hollow	Sign off for Signs
12/9/2015	Vincent Obanner	23 Belinsky Circle	App for Shed permit
12/9/2015	Oxford Lumber	113 Oxford Road	Sign off for Interior Alterations
12/10/2015	Richard Chmielewski	32 Reality Road	C.O. for Barn
12/14/2015	Eileen Broderick	2 Aspetuck Lane	Sign off for remodeled master bath
12/16/2015	Borghesi Building	Lot 1, Fox Hollow	C.O. for Commercial Bldg.
12/16/2015	Riverbend Estates	21 Riverbend Road	C.O. for Residential
12/17/2015	Mr. & Mrs. Rung	652 Championship Dr	CO for 12 X 10' 3 season porch
12/17/2015	Pulte Homes	678 Championship Dr	C.O. for Residential
12/17/2015	Pulte Homes	680 Championship Dr	C.O. for Residential
12/17/2015	Pulte Homes	682 Championship Dr	C.O. for Residential

Jan-16

1/5/2016	George Dina	124 Jacks Hill Road	App for Detached Garage
1/13/2016	Corbo Associates	40 Jem Woods Road	C.O. for Residence
1/13/2016	Heritage Builders	6 Butternut Ridge	C.O. for Residence
1/14/2016	Corbo Associates	39 Jem Woods Road	C.O. for Residence
1/16/2016	Veluce Eng. LLC	1 Jacks Hill Road	Internal Build-out
1/20/2016	Helen Bulik	134 Oneill Road	C.O. for Addition

Regular Meeting Min.
April 12, 2016

1/22/2016	Stephen Savarese	Woodruff Hill Road	Copies
1/25/2016	Nil Guillet	207 Riggs Street	App for Residence
1/25/2016	Bade, LLC	523 Chestnut Tree	Acc for removal beaver dam
1/25/2016	Eugene Gosk	523 Chestnut Tree	Acc for removal beaver dam
1/25/2016	Jay Silberkleit	22 Middlefield Rd	App for Residential House
1/26/2016	Brent Thompson	98 Good Hill Road	C.O. for Residence
1/26/2016	Justin Harding	54 Dorman Road	C.O. Barn
1/29/2016	Vase, LLC Greenleaf	119 Hawley Road	Sign off for Tenant Fit-up

Feb-16

2/1/2016	Cragan	88 Moose Hill Road	Sign off for Bathroom remodel
2/1/2016	Susan Tereskiewicz	36 Cherokee Drive	Sign off for Interior alterations
2/4/2016	Glendale at Oxford	4 Rowland Farm Rd	App for new Residence
2/4/2016	Glendale at Oxford	6 Rowland Farm Rd	App for new Residence
2/4/2016	Patrio Builders, LLC	343 Niblick Lane	Sign Off for Modification to 3-season
2/9/2016	Sandra Halbert	30 Scott Road	C.O. for Addition
2/16/2016	Mehaylo Construction	217 Riggs Street	Sign off for Interior alterations
2/16/2016	Penelope Wagner	5 Pine Street	App for A/G pool
2/16/2016	Penelope Wagner	5 Pine Street	C.O. for A/G pool
2/17/2016	Ben Neidhart	7 Fox Hollow	Deck Extension
2/19/2016	Anne F. Campbell Haynes	Hurley Rd -Garden Homes	Copies
2/22/2016	Development	1007 White Birch Lane	C.O. Residence
2/23/2016	Mark Oczkowski	Lot 10 Woodruff Hill Rd	App for site plan modification
2/24/2016	Corbo Associates	36 Jem Woods	C.O. Residence
2/24/2016	Pulte Homes	693 Championship Dr.	C.O. Residence
2/24/2016	Pulte Homes	695 Championship Dr.	C.O. Residence

Mar-16

3/2/2016	Gary Scaife	28 Highland Road	C.O. Shed
3/2/2016	Chris Hofmann	224 Punkup Road	App for addition to deck
3/2/2016	Pat Catale	7 Pine Street	App for expansion to deck
3/9/2016	David DeMezzo	13 Cedar Lane	App for Addition to deck
3/10/2016	Center	300 Oxford Road	App for Rock Wall
3/15/2016	Jeffrey Dilulio	133 Hawley Road	C.O. Addition

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Notice of Cease & Restore - **10 Park Road** violation (Ms. Tkacz) (Pending Litigation)

Regular Meeting Min.
April 12, 2016

I.W.E. Officer A. Ferrillo stated: Attorney Micci came in to discuss this litigation and the Ms. Tkacz does not have any money. We are hoping to place a lien on the property so that if it ever sells or refinances, the lien will have to be removed first.

2. **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 and passed out photos to the Commission that were taken in June 2015.

Commissioner S. Purcella Gibbons started a discussion on the Oxford Town Wide Clean up for the month of April.

Commissioner S. Purcella Gibbons stated: The softball team cleaned the areas of Great Oak Road.

**I.W. COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS
OTHER:**

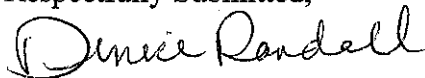
- 5) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 6) Open Space Inventory Map. Completed by New England Geosystems
- 7) Town of Oxford Catch Basins (Silt Removal).
- 8) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner B. Richter** to adjourn at 8:24 p.m.
Seconded by **Commissioner S. Purcella Gibbons**. All in Favor **5-0**

Respectfully Submitted,



Denise Randall
Administrative OCCIWA Secretary

16 MAY -4 PM 3:02
TOWN OF OXFORD, CT
TOWN CLERK
Christina A. West