



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, March 22, 2022

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on **Tuesday, March 22, 2022**. Regular Meeting Members of the Public that would like to join us online only can access the meeting using the following information and also meeting in person in Room B at the S.B. Church Memorial Town Hall, 486 Oxford Rd, Oxford, Connecticut 06478.

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 Ethan Stewart, Andy Ferrillo and Brian Smith

STAFF: Administrative Secretary Denise Randall & Enforcement Off. Mike Herde

ABSENT: Commissioner Joe Lanier

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

None

Mr. Tom & Amy Loring are present for an informal discussion regarding 266 Maple Tree Hill Road farm that is currently for sale.

The Commission had an informal discussion on agricultural exemptions and what is allowed per the Inland Wetlands/Conservation regulations per state statute. Discussion on conservation easements.

AMENDMENT TO AGENDA:

MOTION made by **Commissioner Andrew Ferrillo Jr** and seconded by **Commissioner Brian Smith** to add the following new business to the agenda **(IW 22-49) Town of Oxford**, 9 Park Road, (Map 35, Block 7, Lot 19) proposed river clean up. (Wetland's impact = 1000') (Upland review area impact = 0) (amount of material removed= 10 CY) (amount of material deposited = 0) **Voted 4-0.**

Small discussion on 9 Park Road.

MOTION made by **Commissioner B. Smith** and seconded by **Commissioner E. Stewart** to approve the river clean up at the property located on **(IW 22-49) Town of Oxford**, 9 Park Road, (Map 35, Block 7, Lot 19) proposed river clean up. (Wetland's impact = 1000') (Upland review area impact = 0) (amount of material removed= 10 CY) (amount of material deposited = 0) **Voted 4-0.**

EXECUTIVE SESSION:

NEW BUSINESS:

(IW 22-48) Girl Scouts of CT, 47 Condon Road, (Map 26, block 26, Lot 7) proposed use gravel parking lot, Total size of site 47 acres (Wetland's impact = 0 acres) (Upland review area =0) (amount of material removed =0) \$130 application fee and town engineering fees will be applicable. Commission voted to waive all other fees at the regular meeting of March 8, 2022.

Applicant's Engineer Don Smith is present to discuss revisions made.

Mr. Don Smith stated: We have made improvements to the property and this plan shows 3 different things and 2 of which are ready move ahead, the 3rd is not. From Condon Road the existing site driveway that comes up and the camp office is here (pointing to map) there is an existing pool that has seen better days and the plan is that this pool and pool house will be removed. They will be constructing a new pool house with the help of Pomperaug Health for the new septic system. A proposed cook shelter that is more in the middle of the lot. The limit of disturbance that is shown here on the map is in the front corner. This includes the new gravel parking lot as well as the proposed cook shelter. We have included the increase in impervious area due to that cook shelter as well as the gravel parking lot. There is an existing catch basin on Condon Road, that goes underneath the road down towards Rte 67. The grades are pretty gentle in the area and we developed a storm water management pond right off the edge of the parking lot. There is a connecting pipe underneath the driveway to collect the sheet flow coming off the property that will go into the storm water mgt. We set the outlet elevation high enough for the water quality volume. There is a 4 inch and 6 inch pipe out of the pond tied into the existing catch basin. The drainage calculations all work out for no net increase for 200 to 300 years. The Enforcement Officer saw the property before and a determination has been made there is no wetlands here (pointing to the map)

Enf. Officer stated: Our town engineer is satisfied with the plan now.

APPROVE with conditions:

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MOTION made by **Commissioner Brian Smith** and seconded by **Commissioner Andy Ferrillo Jr.** to approve with conditions (IW 22-48) Girl Scouts of CT, 47 Condon Road, (Map 26, block 26, Lot 7) proposed use= parking lot and cook shelter. Standard erosion controls in place before, during and after construction. Total size of site 47 acres (Wetlands impact = 0 acres) (Upland review area =0) (amount of material removed =0) All in favor voted 4-0. Permit Expires: 3/22/27

OLD BUSINESS:

RE-APPLICATION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made to approve the 3/8/22 regular meeting minutes by **Commissioner Andy Ferrillo** and seconded by **Commissioner Ethan Stewart**. Voted 4-0.

ENFORCEMENT OFFICER:

Enforcement Officer report:

85 Newgate Rd- waiting on planning and zoning meeting regarding text amendment.

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:

Small discussion on town wide clean up for the month of April.

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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

(IW 21-10) Cornerstone Assembly of God, Inc., 656 Oxford Rd, Oxford (Map 19, block 28, Lot 10,13,22) proposed use = New Church & parking, Total size of site 16 acres (Total acres of wetlands= 3.77 acres) (wetlands impact = 0 acres) (Upland review area impact = 78,780 sq. ft.) (amount of material removed= 2,455 c.y.) (Deposited= 5,055 c.y.) Summons received

NOTICE of Cease & Desist – 17 Fiddlehead Rd. (Clear cutting of trees and excavation performed without permits) (Certified letter sent 7/22/21) (Show just cause hearing on July 27th meeting)

Enf. Officer Herde stated: We are still waiting for a revised plan on this.

NOTICE of Cease & Restore – 40 Hunters Mountain Rd, Clear cutting in a regulated area. (Show cause hearing on Nov. 9, 2021) Updated map received and dated December 16th, 2021.

Chairman Sue P. Gibbons stated we are still awaiting to receive the peer review.

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner Brian Smith** to adjourn at 8:51 p.m.
Seconded by **Commissioner Andy Ferrillo Jr.** All in favor, voted 4-0.

Respectfully Submitted,

Denise Randall
I/W Administrative Secretary

22 MAY 26 PM 3:46
TOWN OF OXFORD, CT
Margaret A. O'Neil
TOWN CLERK