



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, July 24, 2018

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, July 24, 2018.

Meeting was called to order at 7:30 P.M. by Chairman Michael G. Herde

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Mike Herde, Ethan Stewart, Bill Richter

STAFF: Also present: I.W.E. Officer Andy Ferrillo & Denise Randall Administrative Secretary

ABSENT: Commissioner Joe Lanier & Commissioner Sue Purcella Gibbons

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

AMENDEMENT TO AGENDA:

None

EXECUTIVE SESSION:

OLD BUSINESS:

NEW BUSINESS:

(IW 18-60) Matthew Zaloumis, 89 Prokup Road, 2 Industrial Buildings, Total Size = 4.45 acres, Total acres of wetlands = 22,223 sq. ft. Wetlands impact and upland review area impact. \$570 fee paid - (fee paid)

I.W.E. Officer A. Ferrillo stated: We have received a preliminary report from Mr. Logan (Rema Ecological, LLC) and Mr. Logan has requested more information from the engineer (John Mack, P.E. – Stuart, Somers Company, LLC). This report was emailed to our town engineer (Jim Galligan) and to the applicant's engineer.

Please see below:



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

July 24, 2016

Mr. Michael Herde, Chairman
Oxford Conservation Commission
486 Oxford Road
Oxford, CT 06478

RE: Review of Application by Matthew Zaloumis to conduct regulated activities for construction of an Industrial Condominium Facility at 89 Prokop Road, Oxford, Connecticut

REMA Job No.: 18-2097-OXF14

Dear Chairman Herde and Commissioners:

At your request, REMA ECOLOGICAL SERVICES, LLC ("REMA") has reviewed the proposed plans for a commercial facility on a wedge-shaped, +/- 4.45-acre property, at the above-referenced location. The site is bordered to the west by a broad stream corridor with a "pond" at the north end, and to the southeast by a powerline corridor on a steep, flat-topped ridge. The project would include two buildings, with footprints of 17,000 and 3,750 square feet to be divided into ten condominium units, for industrial use. A stormwater basin, access road, parking, and septic system are also proposed. The setback between the limit of disturbance and the delineated wetland boundary averages less than thirty feet.

For REMA, Sigrun Gadwa and George Logan conducted site inspections on Thursday, July 19th and Saturday, July 21st, 2018, respectively, and reviewed the application materials provided by the town. The small, low gradient stream (<1 cfs of flow during site inspections) flows southeasterly and appears minimally impaired. An approximately half-acre pond, coated with duckweed adjoins Prokop Road; the central portion of the corridor is

RE: Application Review - McNamee Construction Corp.
89 Prokop Road, Oxford, CT
July 24, 2018
Page 2



a broad (~150 feet-wide) emergent marsh dominated by cattails, with diverse other species intermixed, including wool grass and monkeyflower. The substrate is saturated organic soil, and the other seasonally saturated wetland fringe supports dense rough-stem goldenrod, jewelweed and a mix of multiflora rose (invasive) and spicebush. The wetland appears unimpaired and well-functioning, though relatively nutrient-rich, and not an unusual wetland type or unusually sensitive to storm water runoff. Much birdsong was heard during the site visits at this location.

Uplands on the site are forested except for the home site abutting Prokop Road; trees are mostly relatively young hardwoods; black birch is most common on the predominant disturbed soil. Assorted expected native trees, shrubs and forest wildflowers are also present, including several fruiting patches of wild or naturalized red raspberries. Several very large oaks were noted at the base of the southeastern hill, which would shade the facility, if built, reducing potential for thermal impacts. A grove of tall spruces occurs between the house and the wetland, which would effectively filter exhaust from truck traffic to and from the industrial condos (including landscaping businesses). It is unclear to what extent the proposed project would impact these notable trees. There is much scattered construction and other debris, and more could be buried in the Udorthents (308) soils.

The application package was found to be too incomplete for a thorough review, and assessment for consistency with the Inland Wetlands Regulations of the Town of Oxford, based the Inland Wetlands and Watercourses Act (CGS 22a-36 through 22a-45).

We include, below, a list of items that should be included in an application to a town IWWA, including, first and foremost, a soils/wetland delineation report.

WHAT IS MISSING FROM IWWC APPLICATION AND SHOULD BE SUPPLIED BEFORE THE 3RD PARTY REVIEW CAN BE COMPLETED

1. Soil scientist's report.
2. Soil types identified on plan set from on-site investigation by soil scientist.
3. Soil Erodibility Map (State GIS).
4. Soil Scientist of record attesting to the accuracy of wetland delineations as depicted on plans (signature block).

RE: Application Review - McNamee Construction Corp.
89 Prokop Road, Oxford, CT
July 24, 2018
Page 3



5. General description of wetland habitats, including hydrologic regimes, classification, etc., as well as description of watercourse.
6. Statement regarding "CT-listed species" (i.e. endangered, threatened, special concern).
7. General description of upland habitats at site.
8. Survey of significant trees (i.e., DBH: > 18").
9. Abundance of invasive flora at site (uplands/wetlands).
10. Wetland Functions and Values assessment.
11. CT DEEP Surface Water Quality Classification.
12. National Wetlands Inventory mapping (State GIS).
13. Compliance with CT DEEP's 2004 Stormwater Quality Manual (SQM), including the provision of a "primary stormwater treatment practice."
14. Compliance with "Water Quality Volume" criterion (SQM).
15. Compliance, if applicable, with "Groundwater Recharge Volume" criterion (SQM).
16. Compliance with "Stream Channel Protection" criterion (SQM).
17. Mitigation Plan/Recommendations, including for invasive plant species, and planting plans for stormwater management systems and wetland/watercourse buffers.
18. Discussion on efficacy of proposed wetland buffers to protect regulated resources.
19. USGS topographic map of site.
20. Recent aerial photograph(s) of site.

After the applicant provides the missing information and analysis, we will be glad to complete our review and make any appropriate recommendations. Please feel free to contact our office with any questions on the above.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

A handwritten signature in black ink, appearing to read "George T. Logan".

George T. Logan, MS, PWS, CSE
Professional Wetland Scientist
Registered Soil Scientist
Certified Senior Ecologist

A handwritten signature in black ink, appearing to read "Sigrun N. Gadwa".

Sigrun N. Gadwa, MS, PWS
Ecologist, Registered Soil Scientist
Professional Wetland Scientist
Certified Organic Land Care Professional

VIA E-MAIL

(IW 18-74) R & D Enterprises, LLC, 20 N. Larkey Road, Contractors Yard, (Total acres = 3.68 acres) proposed use= new building contractors yard (Wetlands impact = 0 sq. ft.) (Upland Review area impact = 0 sq. ft.)

Mr. D'Amico (Applicant's engineer) with the 2 applicants who are the potential purchasers of the property (Dale Hardisty & Robert Bedard) Mr. D'Amico presented a plan with the limit of activity line (shown in orange highlighter) and also shown on the plan is the conservation easement. The plan is to show no activity past this area (pointing to the map).

Chairman M. Herde stated: I would like the limit of activity to be the conservation line.

Mr. D'Amico replied: in the future, there maybe a need to use more of the property.

Chairman M. Herde stated: I realize this is a hard property to work with. The Commission would allow an easement for retention.

The Chairman asked about the parking area on whether it will be paved. In the future, if paving, we would need an oil water separator and a full cleaning system as there would be concerns about the oils coming from the trucks.

Mr. D'Amico replied: There are millings already there and the plan is to keep it with millings. Right now the applicant has 2 trucks only and they sub out like 15 trucks.

The Commission then ensued in a discussion of where the conservation lines should be marked every 50 feet.

I.W.E. Officer A. Ferrillo reminded the Mr. Fred D'Amico that there is an additional \$1,050 fee still owed for the application and also the deed should reflect the conservation easement.

Mr. D'A mico stated he would have the hazard material information on the plan.

The applicants Mr. Hardisty and Mr. Bedard asked about the history of the property and told how they were required to obtained a phase 1 environmental report for financing.

Mr. D'Amico will have all the material necessary for possible action at the next meeting.

Please see below:

July 3rd 2018

Please allow this letter to
serve as written notification
that Andrew Turnel is giving
permission to Robert Bedard
and Dale Hardisty to speak on
behalf of the property at
20 North Varkey Rd, Oxford, Ct.

 7-3-18
ANDREW TURNEL Date

 7/3/18
DALE HARDISTY Date

 7/3/18
ROBERT BEDARD Date


WITNESSES Lisa Hardisty Date 7-3-18

July 24, 2018

Discussion on YCC received a \$10K grant from the CPV grant funds for equipment and material purchases for Rockhouse Hill

This item is tabled as Commissioner Joe Lanier (supervisor of YCC) is not present.

(IW 18-60) Matthew Zaloumis, 89 Prokup Road, 2 Industrial Buildings, Total Size = 4.45 acres, Total acres of wetlands = 22,223 sq. ft. Wetlands impact and upland review area impact. \$570 fee paid - **(fee paid)**

I.W.E. Officer A. Ferrillo stated: Mr. Logan from Rema Ecological sent a partial report and the Commission has it to review. There were a few things missing that Mr. Logan needs to finish the report and we hope to have this by the next meeting.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

None

CORRESPONDENCE:

OTHER BUSINESS:

Chairman M. Herde discussed amending and updating the regulations and to make sure everyone reads them for the next meetings for discussion.

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

ENFORCEMENT OFFICER:

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:

- 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:

Apr-18

4/2/2018	Helen Gallagher	238 Park Road	CO for Garage
		89 Chestnut Tree Hill	
4/2/2018	Meg William		Co Addition in full kitchen, full bath
4/2/2018	Paul Hardy	5 Cortland Place	Finish room over garage- No extension
4/5/2018	589 Investments	317 Riggs Street	Permit for Major re-grade
4/9/2018	Brad Fremuth	17 Highland Rd	Remodel kitchen- no extension
4/9/2018	Michael Costentini	53 Rees Drive	Interior alteration - No extension
4/9/2018	Edward Drozdowski	110 Punkup Rd	App for Front Porch
4/10/2018	Joe Rossi	19 Laura Lane	CO for addition
4/11/2018	Gerard Franco	5 Pine Street	Landscape patio- Ne extension
4/11/2018	Henry Ellison	9 Aurora Drive	App for Inground Pool
4/12/2018	Oxford Riverbend	25 Riverbend Rd	CO for Residence
4/12/2018	Future Cure	20 N. Larkey	Permit for Monster Truck
	Stephen		
4/16/2018	Santangelo	11 Council Drive	App for Shed
4/17/2018	Prospect Pools	160 Quaker Farms Rd	App for Inground Pool
4/18/2018	Dean Golembski	2 Tall Pines Drive	App for AG Pool & Deck
4/23/2018	Catherine Dutton	430 Tee Shot Drive	Three Season Room- Ne exention
4/23/2018	Claude Horton	Hawley Road	Temp tent structure for Garden Homes
4/23/2018	Anna Rumberg	577 Inverness Rd	CO for Deck
4/23/2018	Billy Franco	307 Quaker Farms Rd	App for Barn/Garage
4/24/2018	Andrew Turmel	59 Pope Road	Redo Existing porch
4/24/2018	JTP Construction	150 Newgate Rd	App for Driveway permit
	Mountain Rd		
4/25/2018	Estates	227 Meadowbrook Rd	CO for Residence
	Mountain Rd		
4/25/2018	Estates	908 Miles Lane	App for Residence
	Mountain Rd		
4/25/2018	Estates	910 Miles Lane	App for Residence
		365 Christian Street	
4/26/2018	BMC Property		CO for contractors Yard
4/27/2018	Matthew Mudry	16 Deerwood Rd	App for Pool & Deck
4/30/2018	Mark Rizzo	31 Larkey Rd.	CO for Barn & Shed
4/30/2018	Keith Hogan	1007 White Birch	App for deck extension
4/30/2018	Michael Murray	133 Pisgah Rd	CO for addition

May-18

Regular Meeting Min.
July 24, 2018

5/2/2018	Brian Bowen	43 Reality Rd	App for shed
5/2/2018	Kristi Zawistowzski	5 Tetlak Terrace	Converting storage to 4 bedroom- No extension
5/2/2018	Alex Casalini	35 Reality Rd	App for Shed
	Haynes	220-230 Main	
5/3/2018	Construction	Street	App for medical bldg.
5/7/2018	JTP Construction	9 Kerski Drive	App for addition
5/7/2018	Oxford Riverbend	15 Riverbend Drive	App for Residence
	Olga		
5/7/2018	Fryz	43 Perry Lane	App for Shed
	Damasceno's		
5/7/2018	Landsc	Lot 1AA Commerce Dr	Permit for Commercial Bldg.
5/10/2018	Shannon Mullen	143 Hogsback Rd	App for Inground Pool
	Mountain Rd		
5/10/2018	Estates	902 Miles Lane	App for Residence
		97 Quaker Farms	
5/11/2018	Sean Daly	Rd	App for AG pool & deck
5/14/2018	John Garcia	1 Wisterial Lane	App for AG pool & deck
5/14/2018	Brian Badowski	15 Highland Road	App for shed
5/17/2018	Pulte Homes	708 Championship Dr	CO for Residence
5/17/2018	Pulte Homes	710 Championship Dr	CO for Residence
5/17/2018	Pulte Homes	712 Championship Dr	CO for Residence
		16 Rowland Farm	
5/21/2018	Glendale	Rd	CO for Residence
	Jeff		Interior framing, new roof, enclose existing porch
5/21/2018	Dilulio	306 Riggs Street	
5/21/2018	Antonio Dionizio	10 Owl Ridge Road	App for Shed 10'x14'
		149 Great Hill	
5/22/2018	Grandview Homes	Road	App for addition
5/23/2018	Glendale	21 Rowland Farms Rd	CO for Residence
5/23/2018	Roger Bullivant	39 Old Country	App for A/G pool deck
5/29/2018	Bo Duncan	Great Hill Road	App for single family
	Naugamatic Watch		
5/30/2018	Co	308 Oxford Rd	Replace existing sign
5/30/2018	Tami Bogart	6 Wisteria Lane	App for Inground Pool
5/31/2018	Ian W. Branson	6 Capt Wooster Ln	App for logging operation
5/31/2018	Third Garden Park	Hurley Road	site plan modification
5/31/2018	Debra Odell	30 Ancient Hwy	App for Shed 30'x36'
5/31/2018	Troop 1 Oxford	Eagle Scout project	Donation to conservation
	Oxford Dry		
5/31/2018	Cleaners	297 Oxford Road	Drop off/Pick up dry cleaning

Jun-18

6/1/2018	Ryan O'Warner	25 Chauncey	operates business in bsmt
6/4/2018	Impact Services	24 Tram Drive	Expansion of room- No extension
6/4/2018	Tom Iannotti	31 Cherokee Dr	Replace existing shed due to storm
6/4/2018	Oxford Riverbend	1 Riverbend Rd	App for Residence
6/4/2018	Oxford Riverbend	17 Riverbend Rd	App for Residence
6/4/2018	Oxford Riverbend	16 Riverbend Rd	App for Residence
6/4/2018	Oxford Riverbend	18 Riverbend Rd	App for Residence
6/5/2018	Brian Kelley	7 Willow Street	App for Inground Pool
6/5/2018	Laurie Fernandes	8 Hawkins Rd	CO for addition

Regular Meeting Min.
July 24, 2018

6/6/2018	Brain Pretka	11 Wildflower Dr	Co for IG Pool
6/7/2018	Mark Maher	115 Hurley Road	New Tenant Fit
		64 Rolling Hills Drive	
6/12/2018	Richard Bourque		App for new shed
6/12/2018	Jason Guiditta	26 Perkins Road	App for Shed
6/13/2018	Jeff Stauffer	135 Great Hill Rd	Replace Existing deck with covered deck
6/13/2018	Mucci Construction	12 Deerwood Rd	Storm Damage -interior
6/20/2018	Matt Zaloumis	89 Prokup Rd	Permit for Commercial Bldg
	Marek		
6/25/2018	Moczykowski	14 Bowers Hill Rd	App for storage shed
	End Grain		
6/25/2018	Construct	172 Punkup Rd	Co for Garage addition & porch
6/25/2018	JTP Construction	150 Newgate Rd	App for Residence
6/26/2018	Town of Oxford	Hawley Rd	Road Construction
6/27/2018	Hogan Handy Man	3 Goffin Court	App for Gar addition
6/28/2018	A&A Brothers	Oak Crest lot 2	App for new Residence
6/28/2018	Matthew Lewis	16 N. Mark Drive	App for IG pool with patio
		60 Old Good Hill Rd	
6/28/2018	Eric Giordano		App for IG pool
	2nd Street		
6/28/2018	Construct	89 Prokup Rd	Permit for Commercial Bldg
		174 Moose Hill Road	
6/28/2018	Wasko Remodeling		CO for addition
	Goodman Building		
6/28/2018	Co	26 Chauncey Drive	Finish Basement -No extension

Jul-18

7/2/2018	Danziger Homes	19 Deerwood Road	App for Residence
7/2/2018	Irene Guilherme	48 Ancient Hwy	CO for Pool Deck
7/2/2018	Janice Cohen	18 Cedar Lane	Repair Storm Damage 8ft. To sunroom
	Philips Custom		
7/2/2018	Home	3 Lisbon Terrace	App for Residence
	Oxford Dry		
7/2/2018	Cleaners	297 Oxford Rd	CO
7/2/2018	William Rath	22 Jenny Lane	CO for Deck
7/3/2018	R & D Enterprises	20 N. Larkey	Permit for Contractors yard
7/5/2018	Jeremy Iverson	30 Punkup Rd	App for shed
	Haynes		
7/5/2018	Construction	24--250 Oxford Rd	Bulding N
		67 Chestnut Tree Hill	
7/6/2018	Mucci Construction		Storm Damage re-build
7/9/2018	Glendale	19 Rowland Farms	CO for Residence
7/9/2018	Marc Deslauriers	481 Oxford Road	Repair from Storm damage- Roof, Windows, g
7/9/2018	Gundogs online	6 Cortland Place	CO for Outbuilding
	A&A		
7/10/2018	Bros	5 Silva Terrace	App for Residence
7/10/2018	Timothy Dytko	265 Park Road	CO for Residence
7/10/2018	Megan Rodriguez	256 Moose Hill Rd	Storm Damage- Shed
7/11/2018	DiGiorgi Roofing	62 Old Country Rd	Replacement Deck
7/16/2018	Don Schuler	3 Mountain Court	Storm damage Breezway
7/16/2018	Luiza Petre	100 Oxford Road	Renovation remodeling, new electrical/plumbin
7/19/2018	Pellumb Aweti	8 Mountview Ct	App for IG pool

Regular Meeting Min.
July 24, 2018

7/23/2018	Sean Daly	97 Quaker Farms	CO For AG pool
7/23/2018	Peter Wzusher	221 Moose Hill Rd	New Residential
		431 Roosevelt	
7/23/2018	Joann Monaco	Drive	App for Boat Ramp
7/23/2018	Lori Gordon	10 Coventry Lane	App for Barn
7/24/2018	David Minter	278 Chestnut Tree Hill	Enclose open porch
	Mountain Rd		
7/26/2018	Estates	911 Miles Road	App for Residence
	Mountain Rd		
7/26/2018	Estates	909 Miles Road	CO for Residence
	Mountain Rd		
7/26/2018	Estates	912 Miles Road	CO for Residence
7/30/2018	Peter Mitchell	194 Maple Tree Hill	CO for Bldg.
7/30/2018	William Lisiewski	10 Scott Road	CO for Shed
7/31/2018	ARS Services	20 Cherokee Dr	Storm damage to exterior & Interior

MATTERS OF VIOLATIONS/LITIGATIONS:


1. 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)


MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:24 p.m.
Seconded by **Commissioner B. Richter**. All in Favor 3-0.

Respectfully Submitted,


Denise Randall
Administrative OCCIWA Secretary

18 AUG 22 PM 2:47
TOWN OF OXFORD, CT

TOWN CLERK