



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, August 28, 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, August 28, 2018.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Bill Richter, Joe Lanier & Acting Chairman Sue Purcella Gibbons

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

ABSENT: Mike Herde & Ethan Stewart

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

None

AMENDMENT TO AGENDA:

MOTION made by Commissioner J. Lanier and seconded by Commissioner B. Richter to accept the amendment to the agenda to include the following: Discussion on violation (Letter sent in December 29th 2017) on the DeAngelis property at 140 Oxford Road, potential filling of wetland Discussion on Great Hill Road (Bo Duncan) single family home. Discussion on Quarry Walk- (migration of materials into the road & need to improve exit area from construction site in retaining materials on site. All in favor **3-0**.

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 not received a full report from REMA Ecological but hope to have the full report before the next meeting.

Mr. Mack (Applicant Engineer) and Charles Spath (Applicant) spoke about the oil/water separators.

Small discussion ensued on preliminary report. Commission is still waiting for the Ecological report.

The Commission agreed to table to the next regular meeting on September 11, 2018.

(IW 13-7) Glendale at Oxford, Letter received on August 21, 2018 for a formal request to **extend permit** for an additional 5 years which expires on **9/24/2018**.

I.W.E. Officer A. Ferrillo explained the permit extension for Glendale as the 5 year term is up and we are allowed to give 2 extensions and I spoke with the applicant's lawyer to make the owner aware that any further failure to control the silt off site could result in a stop order.

Commissioner J. Lanier stated: It's all vegetated now.

I.W.E. Officer A. Ferrillo replied: Yes, and I explained the problem was they opened up to much soil and they now slowed that down.

Commissioner J. Lanier asked about the drainage system. I know that the first 2 have socks in them but what about the others? Is that a yearly schedule?

I.W.E. Officer A. Ferrillo replied: It depends on the amount of rain when they have to be cleaned.

Commissioner J. Lanier asked about an active log on the clean outs at the site?

I.W.E. Officer A. Ferrillo replied: Probably not but maybe we should on the bigger projects.

Commissioner J. Lanier agreed and stated: Just for our sake take a picture of it and email it to us.

MOTION made by **Commissioner J. Lanier** to extend **(IW 13-7) Glendale** for an additional 5 years to extend their permit with the following condition: Be mindful of the erosion issues that have emanated off the site and to have record log with weekly inspections of soil & erosion controls and evidence of this log kept on site. Seconded by **Commissioner B. Richter**. All in favor **3-0**.

NEW APPLICATIONS REQUIRING OCCTWA APPROVAL (ACCEPTANCE):

None

CORRESPONDENCE:

OTHER BUSINESS:

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

8/14/2018 Regular meeting Minutes with one correction that Commissioner Sue Purcella Gibbons was present.

ENFORCEMENT OFFICER:

Discussion on soil & erosion controls at the Oxford Airport construction site. Neighbors that live on Hoadley Pond are here for information on who to contact to fix the pond that has now been silted in due to the construction at the Oxford Airport being done by the State of Connecticut.

Acting Chairman S. Purcella Gibbons asked if the audience of citizens lived around the pond.

Response from all: Yes. We are 3 different families that live around the pond.

Acting Chairman S. Purcella Gibbons also asked if there were any photos of the pond.

Ms. Sheryl Demko (79 Woodside Ave) responded: I was not able to take photos as it was raining.

Acting Chairman responded: If you can take photos, please email them to us.

Mr. Saulanes (77 Woodside Ave) stated: I have lived here for over 50 years and have never seen the pond this bad, it's like chocolate milk. There was breeding trout and I haven't seen any. I made several phone calls to the legislative and to D.E.E.P. and I did receive phone calls back from them.

I.W.E. Officer A. Ferrillo stated: D.E.E.P. was contacted and has been at the site and has now taken over as the town does not have authority over state projects. Steve Macary (Zoning Officer) and myself went to the site and asked to see maps for which there were none. There is a swamp area that leads into a brook trout. So right now DEEP is aware and they were not happy at all with the site. As far as cleaning out the pond, I believe we have to maybe contact the legislative on this. We are not going to get the Airport Authority to clean out the pond. DEEP said they would keep me informed on this.

Mr. John Hanusovsky (76 Woodside Ave) and Sheryl Demko (79 Woodside Ave) also spoke about their frustrations and would like to see the state fix Hoadley pond. They also expressed concerns regarding the breeding trout.

Mr. John Hanusovsky stated he called the Selectman's office and left messages but there was no response.

Acting Chairman S. Purcella Gibbons stated: Yes, I can understand and agree that now D.E.E.P. is involved we all want to see some action.

Commissioner J. Lanier stated: I understand your frustration completely but it will be hard to distinguish where it's coming from. I'm not at all trying to defend them but unless there is a marker in the soil, and there probably isn't, you have get a soil scientist to distinguish it and that is probably not going to happen and that's what is frustrating.

Mr. Saulanes suggested how about just cleaning the water?

Commissioner J. Lanier replied: Yes, you're absolutely correct.

Mr. Saulanes stated: We have to wait until the state gets involved to dredge?

Commissioner B. Richter suggested calling channel 8 news.

Acting Chairman S. Purcella Gibbons: We have a response letter from the CAA. Even though it's not our jurisdiction, hopefully we will see some action on it.

The Commission read the response from Connecticut Airport Authority.

Commissioner J. Lanier also suggested to contact the "Soundkeeper"

Acting Chairman S. Purcella Gibbons stated: If you do take pictures and document everything.

A discussion ensued about contacting Representative Labriola and see if his contacts can maybe help with cleaning up Hoadley Pond.

I.W.E. Officer A. Ferrillo stated: If I hear anything from DEEP, I will let you know.

Mr. Saulanes stated that he would make phone calls to whomever he needs to.

Update: Ms. Alicia DeAngelis and David DeAngelis for 140 Oxford Road, remediation of wetland. Jesse Judson (Horbil Land Surveyors) Applicant's engineer.

Mr. Judson explained: Some of the issues from the prior tenant that caused a wetland violation back in the winter of 2017. The tenant that previously occupied the building has now been removed. The first sheet of plans here is to show where they are now and shows the future Dollar General store going in. The second sheet shows the corrections that will be made. The

building that is there will remain and there is a large gravel parking lot area that all drains down toward the wetlands and when I met Andy Ferrillo out there to discuss the concerns which are one is deterring this path toward the wetlands and also wanted to address the run off and sediment that comes down from the gravel driveway. What we are proposing, essentially at the top of the existing bank a 3 foot wide by foot and half tall earth berm and on top of that 3 foot tall arborvitae's. In this gravel driveway there is a low point that meets down in the middle and sort of where all the water goes so we added a catch basin. The catch basin drops down and has a 4 foot sump and has an outlet hood when then leads into rip rap. So we have the hood, the sump and the catch basin to provide more protection and the barrier there with the berm.

Commissioner J. Lanier asked: (pointing the map) So the pitch is all going to the center here?

Mr. Judson replied: Yes.

Commissioner J. Lanier asked: Since this is a semi pore surface, with future activity on site, would there be heavy equipment and oils?

Mr. Judson replied: Right now it's vacant.

Commissioner J. Lanier agreed and asked: Right so that's why I'm wondering should we have any kind of oil water separators for future development? Is it going to developed into a commercial site? I'm not sure what type of business will go there.

Commissioner B. Richter asked: How much land is there?

Mr. Judson replied: Well this piece (pointing to the map) is 8 and ½ acres which then connects to another piece 5 acres but that piece is on Wedge Hill Road and most of that parcel is wetlands.

Commissioner J. Lanier stated: I'm just trying to think in the future as to what might go there.

Mr. Judson replied: Right. This plan I have here today is more of a corrective measure you know trying to address some of the areas going into the wetlands.

Commissioner J. Lanier stated: I know it's more of a Zoning thing but we just have to be more careful about who the tenants are.

I.W.E. Officer A. Ferrillo explained: The tenant was supposed to come in for a change of use and didn't so the new tenant will have to come in for that and you can place that in the lease and state that there will be no heavy equipment repair or anything like that.

David DeAngelis stated: We can make sure that is in the lease.

Commissioner J. Lanier asked about a planting plan.

Mr. Judson explained that the Arborvitae's, conservation mix and trees which will be used as buffers.

The Commissioner had a few more questions.

I.W.E. Officer stated: The minimum fee for this will be \$580.00

MOTION made by **Commissioner J. Lanier** and seconded by **Commissioner B. Richter** to approve the remediation of (IW 18-78) DeAngelis, 140 Oxford Road, Oxford. Contingent upon fee paid. Any future use of property is a re-application for future tenants and change of use. All in favor **3-0**.

The Commission had a small discussion regarding Ms. Duncan's site work and the need for a tracking pad. Enforcement Officer discussed with Ms. Duncan.

The Commission also discussed the need for a silt fence around the large pile in the parking area at Quarry Walk.

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
89 Chestnut Tree
Hill

CO for Garage

4/2/2018 Meg William

Co Addition in full kitchen, full bath

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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 In ground Pool
4/12/2018	Oxford Riverbend	25 Riverbend Rd	CO for Residence
4/12/2018	Future Cure	20 N. Larkey	Permit for Monster Truck
4/16/2018	Stephen Santangelo	11 Council Drive	App for Shed
4/17/2018	Prospect Pools	160 Quaker Farms Rd	App for Inground Pool
4/18/2018	Dean Golembki	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
4/25/2018	Estates	227 Meadowbrook Rd	CO for Residence
4/25/2018	Estates	908 Miles Lane	App for Residence
4/25/2018	Estates	910 Miles Lane	App for Residence
4/26/2018	BMC Property	365 Christian Street	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

5/2/2018	Brian Bowen	43 Reality Rd	App for shed
5/2/2018	Kristi Zawistowski	5 Tetlak Terrace	Converting storage to 4 bedroom- No ex
5/2/2018	Alex Casalini	35 Reality Rd	App for Shed
5/3/2018	Haynes	220-230 Main Street	App for medical bldg.
5/7/2018	Construction	9 Kerski Drive	App for addition
5/7/2018	JTP Construction	15 Riverbend Drive	App for Residence
5/7/2018	Oxford Riverbend	Olga	
5/7/2018	Fryz	43 Perry Lane	App for Shed
5/7/2018	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
5/10/2018	Mountain Rd	902 Miles Lane	App for Residence

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Estates			
5/11/2018	Sean Daly	97 Quaker Farms 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
5/21/2018	Glendale Jeff	16 Rowland Farm Rd	CO for Residence
5/21/2018	Dilulio	306 Riggs Street	Interior framing, new roof, enclose existir App for Shed
5/21/2018	Antonio Dionizio	10 Owl Ridge Road	10'x14'
5/22/2018	Grandview Homes	149 Great Hill Road	App for addtion
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
5/30/2018	Naugamatic Watch 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 App for Shed
5/31/2018	Debra Odell	30 Ancient Hwy	30'x36'
5/31/2018	Troop 1 Oxford	Eagle Scout project	Donation to conservation
5/31/2018	Oxford Dry 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
6/6/2018	Brain Pretka	11 Wildflower Dr	Co for IG Pool
6/7/2018	Mark Maher	115 Hurley Road	New Tenant Fit
6/12/2018	Richard Bourque	64 Rolling Hills Drive	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
6/25/2018	Marek Moczykowski	14 Bowers Hill Rd	App for storage shed
6/25/2018	End Grain Construct	172 Punkup Rd	Co for Garage addition & porch

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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		Finish Basement -No extension
6/28/2018	Co	26 Chauncey Drive	

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		Bulding
7/5/2018	Construction	24--250 Oxford Rd	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, Windc
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/pl
7/19/2018	Pellumb Aweti	8 Mountview Ct	App for IG pool
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 Drive	
7/23/2018	Joann Monaco		App for Boat Ramp
7/23/2018	Lori Gordon	10 Coventry Lane	App for Barn
			Enclose open porch
7/24/2018	David Minter	278 Chestnut Tree Hill	
	Mountain Rd		
7/26/2018	Estates	911 Miles Road	App for Residence
	Mountain Rd		
7/26/2018	Estates	909 Miles Road	CO for Residence

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7/26/2018	Mountain Rd 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 B. Richter** to adjourn at 9:24 p.m.
Seconded by **Commissioner J. Lanier**. All in Favor **3-0**.

Respectfully Submitted,


Denise Randall
I/W Administrative Secretary

18 SEP 19 AM 11:32
TOWN OF GYFORD, CT
OFFICE OF THE CLERK
7070 CLERK