



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, May 10, 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, May 10, 2016.

Meeting was called to order at 7:30 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: None

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

AMENDMENT TO AGENDA:

MOTION made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner B. Richter** to accept the amendment to the agenda to include (IW 13-93)_Cocchiola (Riverview Subdivision) Bond reduction/removal. All in favor **5-0**.

NEW BUSINESS:

(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)

The Commission is awaiting response from the applicant regarding payment for engineering review for \$309.00.

Attorney Chris Smith may be at the May 24th regular meeting.

1. **(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

The Commission discussed Oxford Town Center erosion controls along the brook.

Chairman M. Herde stated: Please keep an eye out when they start paving.

(IW 16-29) Elizabeth Duncan – (106 Great Hill Road) Discussion on planting plan on Pond

Ms. Duncan introduced herself and introduced Mr. Bill Stone (Owner of H & H Stone) and passed out new and old photos of her pond property. I really appreciate the Commission members that attended the site walk.

Mr. Stone stated: We are looking to take about 1000 yards of material to take out of the pond and that's being very congenial. I mean you can take out 20,000 yards out of there if you want it to look like the original picture but there is no place to dry it.

Chairman M. Herde agreed.

Mr. Stone stated: We need a place to dry it safely so it don't silt back into the stream. Some of its dry enough coming up to load out the top of it and get it out of there. I was there today and did the math and 1000 or 1100 yards is the minimum to be taken out.

I.W.E. Officer A. Ferrillo asked: Well that site won't hold it right?

Mr. Stone replied: There are probably 2 areas, but it all depends on how dry it is. We were going to use an off road truck, I was going to put some ties in there so I can walk out clean. The 2 areas that can be used as stock piles, she would like to place a garden there in the upper one, which makes sense where we will place the dryer material and the lower one, where the driveway hooks around will probably hold 500 to 700 yards. It's a pretty big area on the left. If we use the garden area as a stock pile, we can probably put 400 yards there, if this is suitable.

Chairman M. Herde stated: My concern is that it gets stock piled and doesn't leave.

Mr. Stone replied: Hay bales and silt fence.

Chairman M. Herde replied: We have several stock piles around town that don't have a place to go afterwards and they go from it's going to be here for 6 months and its there for 6 years. After that the hay bales are gone and the silt fence doesn't work anymore and its still Mount Everest.

Mr. Stone stated: When we were at Oxford Airport we always put double hay bales and double silt fence which is a state requirement.

Chairman M. Herde stated: I just want to make sure you're actually going to get rid of the material or is it going to stay there.

Mr. Stone asked: Do you have any objection to get it out of there if it's dry enough?

I.W.E. Officer A. Ferrillo replied: Just get it out of Oxford.

Chairman M. Herde asked: Does the Commission have an issue with the amount of yards being taken out? You're talking 1000 yards where it's already greened up and has grown in? Or just in the pond?

Mr. Stone replied: Just in the pond itself, using reality. If you go there today and see where the stream is running, from that point on to your future house, that's where we want to clean it out now. I would like to clean out around the structure and that's going to be soupy no matter when you do it and that will have to be taken care of separately.

Chairman M. Herde asked: And how are you going to address with the exiting water and the continual flow? That is probably our biggest concern.

Mr. Stone replied: We are going to stay right out of it.

Chairman M. Herde asked: It's drained right now and it's down to a little brook in the middle so are you using that as your line and pulling back from there?

Mr. Stone replied: The high side, not to the road side but the opposite side.

Chairman M. Herde asked: Right, but your going to start basically at what's more or less a line for the brook right now that's going down to the pipe?

Mr. Stone replied: Yes.

I.W.E. Officer A. Ferrillo asked: So everything on the road side of the brook you're not going to touch?

Mr. Stone replied: That belongs to the town.

Chairman M. Herde stated: I'm not afraid of the yardage. I'm concerned that it has to go.

Bo Duncan added: Well you have to allow me to move it. At one time you told me not to move it.

Chairman M. Herde stated: I just wanted to plan on getting it out of the pond and I don't want to big stock piles. If it's going to leave the site, then we are ok with that. It's obvious that the silt didn't come from the site as there is no erosion around the pond at all.

Mr. Stone stated: If we can back a tri-axle in on the ramp and take the dry stuff out and get it out of there. I don't think there is going to be a lot. The season will tell us what will be dry. We had a wet April.

Chairman M. Herde added: Yes and I would say just let the pipe flow and don't try and regulate the height. Let it go down to the bottom and it will also let the wildlife know to move out of the way before the equipment comes or whatever is there will go up to what was the cove, you know that's going to stay damp there anyways.

Mr. Stone replied: I think we did a pretty good job on getting the driveway in. No one had a complaint about that right?

I.W.E. Officer A. Ferrillo replied: Just the neighbor.

Bo Duncan added: We are looking at keeping it dry into June so that it dries out even more.

Chairman M. Herde replied: Ok.

I.W.E. Officer A. Ferrillo stated: Probably July is the best time to do it. It's got to be dry enough.

Mr. Stone stated: Timing is everything.

Commissioner J. Lanier asked: Is there a way to clearly delineate it? I drive passed it every day. Steak it out so that everyone knows where it is.

Chairman M. Herde added: I wouldn't mind seeing some measurements on that.

Mr. Stone replied: I had a roughly a 120 by 120 area. Not up in that cove.

Commissioner J. Lanier stated: We just want to know where that ends.

I.W.E. Officer A. Ferrillo stated: Throw a few stakes in the ground along side the brook to show where you're going. Maybe put down little flags so that when someone is driving by, they can see them.

Mr. Stone replied: Absolutely no problem and we will use pink ribbon.

Chairman M. Herde stated: Try and put something to that effect on paper. This way if we have the measurements on a map and a neighbor comes in, we have to be able to justify ourselves and this way everyone is on the same point.

Mr. Stone stated: We won't be able to stake around the structure because of the water flow and what's there.

I.W.E. Officer A. Ferrillo stated: We want that line in before you start digging.

Chairman M. Herde agreed: Right. Even if it's from a tree line or whatever. Just so we have a distance.

Commissioner E. Stewart stated: You can mark it right up the dam and just have it staked all the way up the other end, where the stream is coming in.

Chairman M. Herde stated: Just put it in the narrative that we intend to dig X number of feet out this far. A line perpendicular to the dam up with the brook.

Mr. Stone pulled out a map with some measurements on them and showed the Commission.

Mr. Stone then stated: I will stake it out. I will place the measurements on the map and so then it will be on there in case neighbors come in to complain.

I.W.E. Officer A. Ferrillo stated: We have a state procedure and what we have to do is, the secretary to the Commission will send out a certified letter and we have to wait 15 days for authorization because anyone can come in and appeal it.

Chairman M. Herde stated: Are we ok square footage wise with D.E.E.P?

I.W.E. Officer A. Ferrillo replied: Under 5000, we are well under that.

Commissioner E. Stewart stated: Mr. Stone stated 120 X 120.

Mr. Stone stated: She did the test holes by hand.

Bo Duncan added: It's a half acre pond.

I.W.E. Officer A. Ferrillo stated: That's 20,000 square feet. The D.E.E.P. Regulation is 5000 sq. ft. That's direct wetland impact.

Chairman M. Herde stated: That's above us just so you know.

I.W.E. Officer A. Ferrillo stated: We can give you a permit here but you need a permit from them.

Bo Duncan stated: When I spoke with D.E.E.P. I told him what we were doing and he said that's a small pond.

I.W.E. Officer A. Ferrillo stated: It doesn't affect our permit however; if it turns out that the state comes down they can fine you a lot of money. You just never know when they will show up. We can give you our permit.

Chairman asked the Commission if there was anything else to discuss on this.

Commissioner E. Stewart replied: I think we need to know what material is staying on the site and if it will be stabilized.

Chairman M. Herde agreed: Yes. As long as we're clear that we are not going to have stock piles.

Mr. Stone stated: We understand that you can't do that.

Chairman M. Herde stated: Just in general in those 2 areas above where we talked about putting material and we talked about leveling it off and that's the finish grade, not a stock pile sitting

there. We just don't want something sitting there. Just be sure that the 2 areas should be graded once the material is off the site and before you're finished.

I.W.E. Officer A. Ferrillo stated: Make sure you call me before you start digging.

Chairman M. Herde asked the Commission if we should not vote on it until we have a finished map and a narrative on this. The Commission agreed.

I.W.E. Officer A. Ferrillo stated: I will let her know that we need a map, stake out and narrative before we can vote on this.

Chairman M. Herde added: And before the machinery leaves it has to be graded and stabilized and no drying stock piles left on the site.

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)** serious erosion into the Town of Beacon Falls Wetlands Officer and First Selectman notified by letter on 6/15/15.

I.W.E. Officer A. Ferrillo stated: All of the reports done on this property were sent to the owner (Mr. Wilcox) and we will be sending an email letting them know that they should attend our next regular meeting on May 24, 2016 to discuss with the Commission a plan of action. We also have emailed an application for them to fill out and bring to our meeting. I want to get Planning and Zoning up to date on all of our reports as well.

3. **(IW 13-93)** Cocchiola (Riverview Subdivision) Bond reduction/removal.

I.W.E. Officer A. Ferrillo stated: We had a call from Mike Horbal (Horbal Engineering) regarding the bond release for Cocchiola property.

Chairman M. Herde asked the secretary for the prior minutes on this bond and asked if the Commission members can walk the area before the next meeting.

EXECUTIVE SESSION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner E. Stewart** to approve the minutes from 4/26/16 with one spelling correction. **Seconded by Commissioner B. Richter.** All in favor **5-0.**

ENFORCEMENT OFFICER:

I.W.E. Officer A. Ferrillo passed out photos for the power plant keeping everyone up to date on the progress.

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:**

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
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
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Regular Meeting Min.
May 10, 2016

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
	Oxford Town		
3/10/2016	Center	300 Oxford Road	App for Rock Wall
3/15/2016	Jeffrey Dilulio	133 Hawley Road	C.O. Addition
3/15/2016	Jeffrey Dilulio	133 Hawley Road	C.O. Addition
	Kevin & Daria		App for 8' X 12'
3/16/2016	Gerety	197 Quaker Farms Rd	Shed
3/21/2016	John Biondo	61 Quaker Farms Rd	4 Dugouts at Oxford High School
	Green Earth	2 Fox Hollow	
3/21/2016	Energy	Rd Road	Solar Array Ground Mount
3/21/2016	Charley Robinson	5 Buckskin Lane	App for Porch
	Mountain Rd		
3/22/2016	Estates	802 Sage Hill Road	C.O. for Residence
3/28/2016	Thomas Koscal	10 Silva Terrace	C.O. for Deck
			App for 10X20'
3/28/2016	John Pavlo	4 Coventry Lane	Deck
3/28/2016	Chris Oczkowski	581 Chestnut Tree Hill	App for A/G pool
	GoodWill Retail		
3/29/2016	Store	Quarry Walk	Permit for Retail Store

16-Apr

4/1/2016	Daniel Nemeth	86 Chestnut Tree Hill	Interior Alteration of Existing Garage w above
4/5/2016	Jennifer Artman	7 Jem Woods Rd	App for A/G Pool
4/6/2016	Bart Vanark	16 Mount View Ct	App for Deck & Gazebo
4/6/2016	Lisa Rafferty	53 Pope Road	App for Deck
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/12/2016	Oxford Greens	Championship Drive	Permit for Phase 4 East
	Jospeph		
4/13/2016	Rosbrough	122 Park Road	App for Deck Ext
4/13/2016	Elizabeth Duncan	106 Great Hill Road	Permit for Pond Clean out & plantings
4/15/2016	Ricardo DaSilva	65 Thomson Road	C.O. for Interior & exterior of home

16-May

5/2/2016	Gwen Goumas	15 Autumn Ridge Road	Replace existing Deck- no ext
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MATTERS OF VIOLATIONS/LITIGATIONS:

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

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

OTHER ITEMS OF CONCERN:

S. Purcella Gibbons discussed the walk taken with the Ct. DEEP Officer and took samples and explained the history. The results will be ready in 2 weeks.

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

Commissioner S. Purcella Gibbons stated: Many pledge forms are being collected and prizes will be handed out in a few weeks.

**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 8:43 p.m.
Seconded by **Commissioner S. Purcella Gibbons**. All in Favor **5-0**.

Respectfully Submitted,

Denise Randall

Denise Randall
Administrative OCCIWA Secretary

16 JUN 15 AM 10:39
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK