

January 14, 2014



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, January 14, 2013

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, January 14th, 2013.

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

ATTENDANCE ROLL CALL: Chairman Michael Herde

COMMISSIONERS PRESENT: Tom Adamski, Bill Richter, Sue Purcella Gibbons, Ethan Stewart
Also present: I.W.E. Officer A. Ferrillo Jr. & Denise Randall Administrative Secretary.

ABSENT:

None

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

None

AMENDEMENTS TO AGENDA:

None

NEW BUSINESS:

None

OLD BUSINESS:

1.) (IW 13-47) Garden Homes, Hurley Road

I.W.E. Officer A. Ferrillo stated: We received an appeal on January 10, 2014 for the Garden homes decision. The Town Attorney as well as the Land Use Attorney were both notified. Each of you has copy of it.

Chairman M. Herde stated: I would like everyone to bring your copy of the appeal home to read it over.

2.) (IW 13-93) Cocchiola Paving - Riverview Subdivision Public Hearing set for November 12, 2013 at 6:30 in Main Meeting room at Oxford Town Hall.

3) (IW 13-126) Matthew Zaloomis (Great Oak Estates/13 Davis Rd) 1 residential home.

Mr. Fred D'Amico (P.E. L.S. owner of D'Amico Associates) this is the last lot left, there are no wetlands on the lot. The septic system is already installed so there won't be any disturbance on the property. The only area that will be disturbed is right behind the house and we are placing 3 retaining walls that are 2 to 3 feet high so that they are stepped up and that way we won't excavate in any part of the back of the hill. I'm trying to minimize any kind of excavation.

I.W.E. Officer Ferrillo asked: What is the grade from the septic to the road?

Mr. D'Amico replied: From the road to the septic is 50 to 60 feet about a 30% grade.

Chairman M. Herde asked about the excess material coming off the site.

Mr. D'Amico replied: I don't think there is going to be too much material taking out, probably about a couple 100 yards.

Chairman M. Herde replied: Ok. Make sure you get it out of there, don't stock pile it.

Mr. Fred D'Amico stated: Yes. There is not going to be any place to put it.

Chairman M. Herde replied: Good, because it will just end up in the road. We know that that type of soil holds onto water.

Mr. Fred D'Amico agreed and pointed to the map showing much of the work is already finished.

I.W.E. Officer A. Ferrillo stated: Also have them check that trench behind there to make sure its clear it tends to fill up with brush.

Mr. D'Amico replied: Ok. There is actually a curtain drain there to protect the septic system.

I.W.E. Officer A. Ferrillo stated: It tends to fill up with brush.

Mr. D'Amico stated: If we need any other additional hay bales or whatever is needed.

I.W.E. Officer A. Ferrillo stated: You can't put too much on that site.

Chairman M. Herde added: Maybe down at the tow of the slope.

Mr. D'Amico stated: At the tow of the slope you have the existing drainage swale here, close to this catch basin and everything will get caught here (pointing to map). I just want to make sure we put stuff in front of that area.

Chairman M. Herde stated: You're going to have to play it by ear after you start the excavation to find the right spot. Just make sure they are doing it right away. I would like a call to the Wetlands Officer to let him know when the excavation starts.

Mr. D'Amico stated: Sure. When Mr. Zaloomis comes in for the permit, he is doing the excavating himself then he can let Andy know when he is starting.

I.W.E. Officer A. Ferrillo stated: There is not a place to stock pile anything anyway.

Mr. D'Amico stated: No. There really isn't at all. (pointed out on map where septic tanks will be)

Chairman M. Herde stated: Ok. I think we are good to refer this back to Andy.

I.W.E. Officer A. Ferrillo stated: Have Mr. Zaloomis come in with his sign off sheet.

Mr. D'Amico stated: Ok. Thank you.

MOTION made by **Commissioner S. Purcella Gibbons** to accept new application IW 13 137 Anastasious Badas (Heavenly Donuts). **Seconded** by **Commissioner B. Richter**. All in favor **5-0**.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

1) (IW 13-137) Anastasiouis Badas – 35 Oxford Road (Heavenly Donuts)

MOTION made by **Commissioner S. Purcella Gibbons** to accept application (IW 13-137) Anastasiouis Badas- 35 Oxford Road (Heavenly Donuts). **Seconded by Commissioner B. Richter.**

All in favor 5-0.

OTHER BUSINESS:

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

MOTION made by **Commissioner T. Adamski** to approve the regular meeting minutes for December 10, 2013 with the following corrections: at the top of page 6, Chairman M. Herde would like to add the following statement: He felt that much of the frustration by the applicant was self inflicted due the to the lack of information that was requested by the Commission and not received. This could have taken a lot less time. Page 6 Commissioner E. Stewart statement should be corrected to “If the mottling is there, it does intercept ground water.” On page 6, add to Commissioner E. Stewart statement: “on the website you can see that wetland from the site but the regional basin is probably fed by obviously other waters coming in, it wouldn’t be just ground water. On page 6, Commissioner E. Stewart statement corrected to: “What they were saying was that 1/3 of the ground water from the site, fed the wetland and that just seems kind of high.” On page 4 correct the word “Its” to “It’s.” On page 5, correct Chairman M. Herde statement to say you should for as many holes as you do and reading the results as you go. On bottom of page 6: Commissioner T. Adamski should read: “Well, the other thing is development in that area would need a permit and they would have to come in with another application.” On page 9 the word “to” should read “too.”

Seconded by Commissioner S. Purcella Gibbons. All in Favor 5-0

ENFORCEMENT OFFICER:

I.W.E. Officer A. Ferrillo stated to Chairman M. Herde: The additional residential homes being built for the Riverbend property, which has a preservation easement, requires D.E.E.P approval for the septic systems for that area and we need your signature on this that you as the holder for the Town of Oxford for the conservation easement have been so notified. Here is the map.

Meadowbrook is asking for C.O.'s on a few of the properties and we gave them 1 certificate of occupancy but there are 3 more at the top of the hill that still have issues which are a couple of piles that were to large and place a silt fence around it and muck out one of the wetland areas some sediment issues.

Chairman M. Herde stated: Ok. Don't be afraid to hold the C.O. up if the issues are not fixed.

I.W.E. Officer A. Ferrillo agreed.

I.W.E. Officer A. Ferrillo passed out the budget to the Commission to overlook and ask questions or make any changes.

Chairman M. Herde stated: We should probably add somewhere in there that Acting as a Conservation Commission which acts on issues of conservation of land and sites of open space and in subdivisions in other areas.

I.W.E. Officer A. Ferrillo asked: How are we doing with mapping, is \$3,000 sufficient?

Commissioner T. Adamski replied: I think its ok. The area up above Riverbend is being done from the Conservation Fund anyway.

Commissioner S. Purcella Gibbons had some grammar corrections to the budget.

Chairman M. Herde asked: At the bottom of the Enforcement Officer position salary without overtime, it's a full time position without overtime, correct?

I.W.E. Officer A. Ferrillo stated: Full Time 32 hours no overtime. Any additional hours beyond 32 are uncompensated. Denise's salary will be negotiated with the union on or before July 1st.

Chairman M. Herde asked about the vehicle maintenance.

I.W.E. Officer A. Ferrillo stated: The oil is changed every 3,000 miles and it just had new brakes and couple of tires. It has 77,000 miles, but its running ok.

Chairman M. Herde asked about the Enforcement Officer wages and stated: We should be asking for more as it has been the same for a long time. Let's increase the line item \$8,000 to 10,000.

Commissioner T. Adamski requested to make some additional changes to verbiage in some of the line items and stated that he would look it over and send the changes in the morning.

COMPLAINT/CONCERN:

None

APPLICATIONS NOT REQUIRING OCCIWA APPROVAL:

10/7/2013	Paul Duh Brett	16 Sheldon Drive	roof renovations -partial Basement
10/15/2013	Renee&Jackson Colonial Pet	62 Chestnut Tree Hill Rd.	In-law apartment 1700'
10/17/2013	Cremation 66 Hawley Road,	315 Riggs Street	Pet Crematory Demo Satellite
10/21/2013	LLC	66 Hawley Rd.	Dish
10/24/2013	Lou Coppola	44 Pisgah Rd.	Remodel Bsmt
10/28/2013	Donna Masi	47 Newgate Rd.	Partial Finished Bsmt
10/28/2013	Heather Haney	579 Chestnut Tree Hill Rd.	Cottage Business -Xmas Stuff
11/4/2013	Ordinem Ecentric Cortores	7 Fox Hollow	Brewery Enclose existing Screen Room
11/4/2013	Champion Windows	42 Bowers Hill Rd.	3-Season Porch
11/5/2013	Margaret Thomas	571 Inverness Ct. 15 Wychwood Lane	Finish Two Attic Spaces and covered porch
11/18/2013	Mark I. Hinnau	571 Inverness Ct.	Recreation room Renovations (Interior)
11/19/2013	Margaret Thomas	571 Inverness Ct.	Screen Porch/mud room
12/2/2013	Tyler Tucker	76 Bowers Hill Rd.	
12/5/2013	Ken Hogan Const. ION	471 Roosevelt Dr.	
12/9/2013	Bank	71 Oxford Rd.	Interior work
12/9/2013	John Arnone	42 Highland Rd.	Remodel existing bathroom
12/11/2013	Joe Jackson Brennans Shebeen	108 Country Club	Kitchen & Bath remodeling
12/16/2013	Ill	441 Oxford Rd.	Use Permit Tenant Fit up
12/18/2013	Margaret Thomas	571 Inverness Ct.	Co for rec room
1/8/2014	Best Wise Assoc George Transport,	441 Oxford Rd.	Professional Office
1/9/2014	LLC	766 Oxford Rd.	Cottage Biz
1/13/2014	Chris Kelly	347 Niblick Lane	Finish bsmt
1/16/2014	Enterprise BUI, LLC	7 Fox Hollow	Mezzanine

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Notice of Cease & Restore – (88 Perkins Rd) Debris and garbage on property.
2. Notice of violation –(543 Roosevelt Drive), wall constructed in a flood zone without a permit.

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MOTION made by Commissioner T. Adamski to remove Mr. Ligi- 501 Roosevelt Drive off of the matters of violations. **Seconded** by Commissioner B. Richter. All in favor 5-0.

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 Geosystems
- 3) **NOV WR SW 06 007 (Issued 4/10/06) CT DEP Meadow Brook Estates, Great Hill Road** (Remove Sediment from Pond & Stream) (Letter dated 9/27/06) (Memo dated 8/4/06). Work completed, staff to monitor site for 1 year.
- 4) Town of Oxford Catch Basins (Silt Removal).
- 5) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner B. Richter** to adjourn at 9:25 p.m.
Seconded by **Commissioner T. Adamski**. All in Favor 5-0.

Respectfully Submitted,

Denise Randall

Denise Randall
Administrative OCCIWA Secretary

RECEIVED 1/23/2014
AT 10:00 AM
TOWN OF OXFORD
[Signature]
TOWN CLERK
Asst