

March 11, 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, March 11, 2014

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, March 11, 2014. Michael Herde stated that he has taken a leave of absence as Chairman of the Commission and is filling in as Enforcement Officer.

Meeting was called to order at 7:34 P.M. by Acting Chairman Sue Purcella Gibbons

ATTENDANCE ROLL CALL: Acting Chairman Sue Purcella Gibbons

COMMISSIONERS PRESENT: Bill Richter, Ethan Stewart, Tom Adamski

Also present: Denise Randall Administrative Secretary and Acting Enforcement Officer Michael Herde

ABSENT:

I.W.E. Officer Andy Ferrillo Jr.

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

None

AMENDMENTS TO AGENDA:

MOTION made by **Commissioner Bill Richter** to include 2 amendments to the agenda and **seconded** by **Commissioner T. Adamski**. All in favor 4-0.

1. (IW 14-14) The Hurley Group (lots 5R & 8R Morse Road, 2 buildings)

2. Keystone Aviation –BL Companies –Present approved plan, construction to start in spring (already approved plan)

NEW BUSINESS:

None

OLD BUSINESS:

- 1.) (IW 13-47) Garden Homes, Hurley Road (Permit approved, pending litigation)
- 2.) (IW 13-93) Cocchiola Paving - Riverview Subdivision, (Permit denied, pending litigation)

NEW APPLICATIONS REQUIRING OCCWA APPROVAL (ACCEPTANCE)

None

CORRESPONDENCE:

Pre-Application Meeting- Oxford Town Center (Village Center Mixed Use District)
Pre-Construction Meeting for 138 Oxford Road (Haynes)
“Draft” Bond for Oxford Town Center for Haynes

Secretary D. Randall stated: The Zoning Officer has 3 pieces of correspondence that she would like entered into the minutes.

OTHER BUSINESS:

Amendment to agenda 1 : (IW 14-14) The Hurley Group – (lots 5R & 8R Morse Road, 2 buildings) Acting Enforcement Officer M. Herde stated: We can make a motion to accept an application from the Hurley Group (IW 14-14) the fee was shorted by \$90.00 for the upland review area and so therefore at the next meeting the applicant has agreed to bring the \$90.00 owed before they make their presentation.

MOTION made **Commissioner E. Stewart** to accept **The Hurley Group (IW 14-14) 2 buildings**, as a complete application with the applicant in agreement of owing an additional \$90.00 at the next regular meeting. **Seconded by Commissioner B. Richter**. All in favor 4-0.

Amendment to agenda 2: Keystone Aviation –BL Companies –Present approved plan, construction to start in spring (already approved plan)

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Acting Chairman S. Purcella Gibbons stated: This is an already approved plan and they will be at the next meeting for a presentation.

Acting Enforcement Officer stated: 52 Highland Road (IW 14-8) is a lot line revision. The owner of the property is Mr. Oczkowski and his neighbor (Mr. Harding, Natures Edge Landscaping) is purchasing a piece of land located at the rear end down toward Dorman Road and will be using it for equipment storage for his landscaping business. I have already looked up the maps as Mr. Oczkowski as his home is not that old (Pointing to the wetland area on the map). This lot line revision is fine and should be ready for a motion.

MOTION by **Commissioner Ethan Stewart** seconded by **Commissioner Tom Adamski** to approve **(IW 14-8) Kelly Harding- 52 Highland Road Lot Line Revision** Wetlands Impacted 0, Upland Review Area Impacted 0, Amount of material to be removed 0, Deposited 0 Reason being no impact to wetlands. All were in favor. Vote 4-0

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

MOTION made by **Commissioner S. Purcella Gibbons** to approve the regular meeting minutes for February 11, 2014 with one correction: Correct the year on the front page to show 2014 instead of 2013.

Seconded by Commissioner B. Richter. All in Favor 4-0

ENFORCEMENT OFFICER:

Acting Enforcement Officer M. Herde stated: An owner on Bee Mountain Road wants to convert a pre-existing barn located on his 1 acre property to living space for his daughter. It is interior work only but a septic system will also have to be installed in the front yard. The edge of the septic touches the 100 foot setback from the intermittent watercourse. Under the conditions, it was just for a septic system and on an existing mowed lawn, I approved it and placed a minimum fee. I went to look at the property with Mr. D'Amico (Engineer) and the owner and the property was built in the 1960's and was pre-approved and undersized lot. There is not a limit of disturbance.

The Commission agreed to handle administratively.

Acting Enforcement Officer M. Herde stated: When the snow melts, we should check on 138 Coppermine Road to see what progress has been made.

Acting Enforcement Officer M. Herde stated: I went to check on Meadowbrook's current construction of the new residential units and there were open catch basins that were totally blocked by hay bales. I had a conversation with Mrs. Eckstrom (General Manager of Haynes Construction) who explained that there is an underground Sediment Separator in place. I would like to check the plans and see if it is on there.

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Acting Enforcement Officer M. Herde stated: Oxford house was looking to get a Certificate of Occupancy on the second and third floors which will be containing offices and I stopped by to see the progress and noticed on the handicapped parking area, the process placed down was mainly sediment and Gordon Gramolini (Building Inspector) was already aware of it. The Contractor on site (Mr. Borkowski) explained that he would replace it.

Acting Enforcement Officer M. Herde stated: I took a ride to check on the industrial sites and parking areas and I found metal millings, which probably contain cutting oils in the parking area of Macton Corporation. It looks as though it may be coming out of the dumpster. I would like to see the plans on this.

Acting Enforcement Officer M. Herde stated: Suggested we do a cease and restore order on the 10 Park Road property and maybe talk with Town Council about placing a caveat on the property.

COMPLAINT/CONCERN:

None

APPLICATIONS NOT REQUIRING OCCWA APPROVAL:

DATE	NAME	ADDRESS	NON- PERMIT REASON
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
10/21/2013	LLC	66 Hawley Rd.	Demo Satellite 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 Brewery
11/4/2013	Ordinem Ecentric Cortores	7 Fox Hollow	Enclose existing Screen Room
11/4/2013	Champion Windows	42 Bowers Hill Rd.	3-Season Porch
11/5/2013	Margaret Thomas	571 Inverness Ct.	Finish Two Attic Spaces and covered porch
11/18/2013	Mark I. Hinnau	15 Wychwood Lane	Recreation room
11/19/2013	Margaret Thomas	571 Inverness Ct.	Renovations (Interior)
12/2/2013	Tyler Tucker	76 Bowers Hill Rd.	

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12/5/2013	Ken Hogan Const. ION	471 Roosevelt Dr.	Screen Porch/mud room
12/9/2013	Bank	71 Oxford Rd.	Interior work
12/9/2013	John Arrone	42 Highland Rd.	Remodel existing bathroom
12/11/2013	Joe Jackson	108 County Club	Kitchen & Bath remodeling
12/16/2013	Brennans Shebeen 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	441 Oxford Rd.	Professional Office
1/9/2014	George Transport, 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.

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

OTHER ITEMS OF CONCERN:

Commissioner S. Purcella Gibbons discussed the town wide cleanup and stated: I see the resolution was done and now we can start the press release. Just a suggestion that we send only a few of the pledge forms to each of the schools instead of giving them to each teacher to give to each child. We would also need to make them available on line so that parents and teachers can print them out. I will make one up and email it to Denise to be available for printout on Facebook and the Oxford Inland Wetlands blog.

The Commission agreed.

Acting Enforcement Officer stated: I would like letters to go out to remind the Commercial and retail buildings to do their cleanups in their own parking areas and walkways and also the Enforcement Officer will pay a visit to the Commercial properties during the month of April.

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Acting Enforcement Officer asked the Commission on their opinion to attach the standard and sediment erosion controls to each application and to have the applicant sign the form.

The Commission looked over the form and made some changes.

Acting Chairman Sue Purcella Gibbons stated: We should now vote on a Chairman and a Secretary to the Commission.

Commissioner T. Adamski stated that he would like to nominate Michael Herde as the Chairman of the Inland Wetlands Commission and **Commissioner B. Richter** seconded. All in favor **4-0**.

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 S. Purcella Gibbons** to adjourn at 8:27 p.m.
Seconded by Commissioner B. Richter. All in Favor **4-0**.

Respectfully Submitted,

Denise Randall
Administrative OCCIWA Secretary

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APR 11 2014
10:00 AM
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