

January 28, 2014



S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Oxford Conservation Commission Inland Wetlands Agency**

**REGULAR MEETING MINUTES**

Tuesday, January 28, 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 28<sup>th</sup>, 2013.

**Meeting was called to order at 7:34 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

**AMENDMENTS TO AGENDA:**

None

**NEW BUSINESS:**

1) (IW 13-137) Anastasious Badas (35 Oxford Rd./Heavenly Donuts)

Mr. Badas was present to answer questions from the Commission regarding his project for a donut shop (Heavenly Donuts) located at 35 Oxford Road. The revised map was shown to the Commission members as well as review information from the Town Engineer. The Commission reviewed the information.

I.W.E. Officer A. Ferrillo stated: The applicant's engineer also added the Litter Control Standards and includes the smart sponge in the catch basins and the Town Engineer has reviewed the final plan and has no issues.

Chairman M. Herde asked: Will there be sumps in the catch basins as well?

I.W.E. Officer A. Ferrillo stated: That is correct.

Chairman M. Herde asked: Does our Litter Control Standard include cleaning out of the catch basins?

I.W.E. Officer A. Ferrillo stated: I don't believe it does.

Commissioner T. Adamski agreed that it is not included.

Chairman M. Herde asked: Is water detention all on site?

I.W.E. Officer A. Ferrillo replied: Yes, it is all underground.

Chairman M. Herde stated: Ok, so there is an oil separator.

I.W.E. Officer A. Ferrillo stated: Yes.

Commissioner T. Adamski stated: So the closest wetland is across the street.

I.W.E. Officer A. Ferrillo asked: There is city water and sewer there correct?

Mr. Badas replied: Yes.

I.W.E. Officer A. Ferrillo asked: You also have natural gas correct?

Mr. Badas replied: Yes.

Chairman M. Herde asked if our engineer has had their full review on this?

I.W.E. Officer A. Ferrillo stated: Yes.

I.W.E. Officer A. Ferrillo stated to Mr. Badas: For commercial sites in town, the Commission would like to see a log kept as to when any cleanups are performed on site by your employees.

Mr. Badas stated: That would be no problem. I don't like to see a mess out in the parking lot.

Commissioner B. Richter asked how many parking spaces there are.

Mr. Badas replied: 32 spaces. Originally it was set up for 22 spaces but a restaurant does require 32 spaces so we expanded it and made some other changes and the town engineer wanted another catch basin and pipe placed to catch some of the water that comes down off the hill. These changes are on the plan.

Chairman M. Herde asked: Does anyone have any other comments?

Commissioner T. Adamski asked if Nafis & Young (Town Engineer) are happy?

I.W.E. Officer A. Ferrillo replied: Yes. The response letters are in your folder.

Chairman M. Herde asked if the Commission had any other comments.

**MOTION** made by **Commissioner T. Adamski** to approve application (IW 13-137) Anastasious Badas- 35 Oxford Road (Heavenly Donuts) no direct impact to wetland and all possible measures to collect pollutants on site **Seconded** by **Commissioner B. Richter**.  
**All in favor 5-0.**

Chairman M. Herde asked about the grease trap and the removal system.

Mr. Badas stated that he has people come in and pump it out.

Chairman M. Herde asked: Is there any storage outside?

Mr. Badas replied: There will be a tank outside.

I.W.E. Officer A. Ferrillo stated: We will have to keep an eye on that because if it breaks it can get into the sewer system.

Mr. Badas added: Yes. It's going to be an outside grease trap.

Chairman M. Herde asked about the storage outside.

Mr. Badas replied: Well, it holds so many gallons and separates it and every so often you have to have it pumped out.

Chairman M. Herde stated: You're thinking of your septic or sewer line, I'm talking about the cooking only.

Mr. Badas replied: The cooking is a separate line which is underground.

Mr. Badas stated: It's not actually a grease substance. What I have at the Derby store is different. I won't have a barrel because I'm going to have an external grease trap that goes into the ground.

Chairman M. Herde asked: So this one is underground?

Mr. Badas replied: Yes.

Chairman M. Herde pointed out the sewer line grease trap on the map.

Chairman M. Herde asked: So that line goes right from interior with sort of funnel in the kitchen that goes right from the fryolator?

Commissioner T. Adamski stated: Ok. So it actually never gets dumped.

Mr. Badas replied: right.

Chairman M. Herde asked: So you have no grease storage outside then?

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Mr. Badas replied: No. We have an external grease trap that is in the ground. In Derby, I have a barrel that we empty every day.

Chairman M. Herde stated: That's what I'm getting at, I don't want anything in the dumpster and I don't want an exposed grease trap on the top. So if you can just bare that in mind that is what we are looking at right now and if it appears later, it's a new application.

Mr. Badas replied: Ok.

Chairman M. Herde stated: Ok. That is usually the biggest thing with restaurants is that grease gets put into the dumpster then it leaks out the bottom and all over the parking lot and you hope it gets caught in the catch basin.

Mr. Badas stated: We have one fryolator and there is not any grease that comes out of there, its filtered.

Chairman M. Herde stated: Something has to come out of that filter, that is what I'm saying, where does that filter go.

Mr. Badas stated: It's not actually a grease substance, its powder. What I have at the Derby store is different. I won't have a barrel because I'm going to have an external grease trap that goes into the ground.

Commissioner T. Adamski asked: Ok, so you won't have the barrel?

Mr. Badas replied: I won't have a barrel out there, no.

Chairman M. Herde stated: Ok. That is fine then. We are all set.

Mr. Badas thanked the Commission and exited the meeting at 7:55 pm.

#### **OLD BUSINESS:**

**1.) (IW 13-47) Garden Homes, Hurley Road (Permit approved, pending litigation)**

I.W.E. Officer A. Ferrillo stated: We have heard no more on this litigation but we do know that Attorney Olson will be handling it.

**2.) (IW 13-93) Cocchiola Paving - Riverview Subdivision, (Permit denied, pending litigation)**

I.W.E. Officer A. Ferrillo stated: Attorney Olson will be handling this case as well.

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

**NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)**

None

**OTHER BUSINESS:**

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

**MOTION** made by **Commissioner T. Adamski** to approve the regular meeting minutes for January 14, 2013 with no corrections.

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

**ENFORCEMENT OFFICER:**

I.W.E. Officer A. Ferrillo stated: The 3 properties on Meadowbrook that needed C.O.'s on are now much cleaner. The build-up soot adjacent to the silt fence on the south side has been removed. They have taken down the piles and cleaned up the street area. I'm worried about next month with the thaw starting and spring rains.

Chairman M. Herde asked: Are they breaking ground on anything else right now?

I.W.E. Officer A. Ferrillo stated: Right now they are constructing on pads. The big thing of concern was the piles of sub soil and the dirt in the roadways and they have gotten the piles down and the roadway cleaned.

Chairman M. Herde stated: Yea, it seems to be these are ongoing problems and if need be shut the project down for a while.

**COMPLAINT/CONCERN:**

None

**APPLICATIONS NOT REQUIRING OCCIWA APPROVAL:**

DATE	NAME	ADDRESS	NON- PERMIT REASON
10/7/2013	Paul Duh	16 Sheldon Drive	roof renovations -partial Basement

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	Brett		
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
11/4/2013	Ordinem Ecentric Cortores	7 Fox Hollow	Brewery
11/4/2013	Champion Windows	42 Bowers Hill Rd.	Enclose existing Screen Room
11/5/2013	Margaret Thomas	571 Inverness Ct.	3-Season Porch
			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.	Screen Porch/mud room
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	III	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.

Commissioner T. Adamski asked about 88 Perkins Road.

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I.W.E. Officer A. Ferrillo replied: The Zoning Officer is working with the owner on the final clean up. A substantial amount was taken out and it looks as though they have covered it up with stone and brush. The debris adjacent to the watercourse has been removed.

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

**OTHER ITEMS OF CONCERN:**

Discussion on reducing energy consumption for Town Buildings (Commissioner Adamski)

Chairman M. Herde would like to write a letter to the board of Selectman encouraging them to review the proposal to improve the efficiency in the town buildings so as to make them more energy efficient.

**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 go into Executive Session at 8:11 p.m. **Seconded** by **Commissioner T. Adamski**. All in favor **5-0**

Secretary left the meeting.

**MOTION** made by **Commissioner S. Purcella Gibbons** to leave executive session at 8:35 pm. **Seconded** by **Commissioner T. Adamski**. All in Favor **5-0**

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**MOTION** made by **Commissioner B. Richter** to adjourn at 8:36 p.m.  
**Seconded** by **Commissioner T. Adamski**. All in Favor **5-0**.

Respectfully Submitted,



Denise Randall  
Administrative OCCIWA Secretary

14 FEB -4 AM 9:26  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK