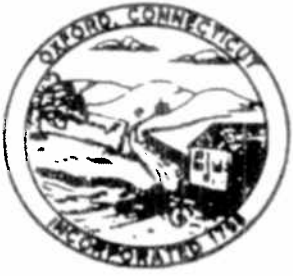


June 10, 2014



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, June 10, 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, June 10, 2014.

**Meeting was called to order at 7:33 P.M. by Chairman Michael Herde**

**ATTENDANCE ROLL CALL:** Chairman Michael Herde

**COMMISSIONERS PRESENT:** Bill Richter, Tom Adamski, Susan Purcella Gibbons, Ethan Stewart.

Also present: Denise Randall Administrative Secretary and I/W Enforcement Officer Andy Ferrillo Jr., Town Council Attorney E. Micci

**ABSENT:**

None

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)**

None

**AMENDEMENTS TO AGENDA:**

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

1. (IW 14-54) Oxford Towne Center, LLC, 274-300 Oxford Road, (map 34, Block 9, Lot, EV6, 31B, 31A, 25, Mixed use development

**NEW BUSINESS:**

**Executive Session:**

**MOTION** made by **Commissioner S. Purcella Gibbons** to go into Executive Session with Attorney Olson and the Wetlands Commission, Enforcement Officer A. Ferrillo and Secretary Denise Randall at 7:35 pm. **Seconded by Commissioner B. Richter.** All in favor **5-0**.

**MOTION** made by **Commissioner S. Purcella Gibbons** to come out of Executive Session with Attorney Olson, the Wetlands Commission, Enforcement Officer A. Ferrillo and Secretary Denise Randall at 7:56 pm. **Seconded by Commissioner T. Adamski.** All in favor **5-0**.

**(IW 14-40)** Carmine Rinaldi – 35 Fiddlehead Road (Dock abuts Lake Zoar)

I.W.E. Officer A. Ferrillo stated: We are still waiting for a permission letter from Mr. Rinaldi. Two emails and a phone call were made to him to let him know that his permit is not valid and he will not get an approval letter until we have received a permission letter from the property owner giving their permission for Mr. Rinaldi to construct a dock.

(IW 14-44) Fred D'Amico/Barbara Crisp (Dorman Road, lot 1C) Single family residence  
Mr. Fred D'Amico (D'Amico Associates, Civil Engineer, L.S.) pointed to the map of the changes from the first survey map and stated: I placed the limit of activity line and the silt fence line on the revised map.

Chairman M. Herde asked about the posts and pointed where they should be placed.

Mr. D'Amico replied: There is one every 75 feet. It is 113 feet between them, so maybe you will want one in the middle which would be every 60 feet.

Chairman M. Herde stated: Yes, definitely one in the middle.

Mr. D'Amico stated: I believe they are 4x4 posts, or can you put them on a tree?

I.W.E. Officer A. Ferrillo replied: No. Use 4x4 posts.

Chairman M. Herde asked: Ok. We have easement wording all set for him.

I.W.E. Officer A. Ferrillo replied: We will make sure it gets done.

Mr. D'Amico asked: Do you usually have the town attorney look it over?

I.W.E. Officer A. Ferrillo replied: I don't see the need to have the town attorney look it over but certainly the applicant's attorney can. It's standard conservation easement language and should be posted on the deed.

Chairman M. Herde stated: We don't really have a clean procedure on this.

Mr. D'Amico stated: Ok. I think maybe make a condition that there is not just a copy of the deed but also a copy of the volume and page that it is filed on.

**MOTION** made by Commissioner B. Richter to approve with conditions (IW 14-44) Fred D'Amico/Barbara Crisp (Dorman Road, lot 1C) Single family with conditions: conditions being conservation easement sign posts on the easement line every 60 feet. Minimum of 3 on the straight property line, directly behind the house and copy of the recording of the conservation easement with the Town Clerk's office that include the volume and deed and the Conservation Enforcement Officer will check the easement verbiage. **Seconded by Commissioner B. Richter.** All in favor **5-0**.

**Pre-Application Conference** with ONYX France, Inc. -16 N. Larkey Road – Mr. Adam Bakhtiar and Mr. Mark Gedemia.

I.W.E. Officer A. Ferrillo stated: This is an informal pre-application meeting for a property on North Larkey Road and these gentlemen would like the Commission to review it and see what your thoughts are. Andy McGeever, Economic Development Director is also present.

Mr. Bakhtiar and Mr. Gedemia gave a small presentation with no commitments to the Commission.

**Pre-Application Conference** with 451 Oxford Road – Donna Cloutier – Proposed septic (repair)

I.W.E. Officer A. Ferrillo stated: We have Mr. and Mrs. Cloutier, along with her daughter Brianna present and Charlie Jackson (Septic installer). The property, 451 Oxford Road is not yet owned by Mr. & Mrs. Cloutier.

The Commission reviewed the proposed plans and listened to a small presentation and answered questions from the proposed applicant.

I.W.E. Officer A. Ferrillo stated: Mr. Siyuan Cao representing Civil One is present to speak about the 2 applications on Hawley Road and his comments on the Town Engineer's (Nafis and Young) review.  
(IW 14-39) X-Real Property, LLC – Lot 15A Hawley Road (Patriot Business Park) 10 acres, industrial – manufacturing, warehouse  
(IW 14-38) 589 Investments, LLC -119 Hawley Road, Lot 12R, 15, 15A (proposed road with 3 existing bldg lots, industrial bldg and parking

Mr. Siyuan Cao representing Civil One stated: I'm here to respond to the Nafis and Young comments and I also have the revised lot line map for you.

Chairman M. Herde asked: Ok. There was questions from Nafis and Young and one big question from the Commission about that long drainage swale, access and what the town's responsibility would be as far as maintenance so what did you find out.

Mr. Cao replied: We propose this to be the Town of Oxford easement (Pointing to the area).

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Chairman M. Herde commented: That is one huge drainage easement that has to be maintained.

Chairman M. Herde asked: You said the road was a little bit longer and went further into the lot?

Mr. Cao replied: Yes. It was on cul-de-sac and went all the way down here (pointing to the map), twice as long.

Chairman M. Herde asked: Did that drainage swale get much longer?

I.W.E. Officer A. Ferrillo replied: No, because they all have to drain to the same place.

Chairman M. Herde stated: I still am concerned about that, but it's really not our department.

Mr. Cao responses to Nafis and Young comments are the following:

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received  
6/10/14  
Received 6/10/14

June 10, 2014

Michael Herde, Chairman  
Oxford Conservation Commission / Inland Wetlands Agency  
Town of Oxford  
486 Oxford Road  
Oxford, Connecticut 06478

RE: Patriot Business Park  
& Lot 15A (XAL Inc.) Site Plan  
Patriot Way, Oxford, CT

Dear Chairman Herde,

We have received a review letter from James H. Galligan, P.E. of Nafis & Young dated May 14, 2014 for the above referenced project. Please note that the comments pertain to both the proposed revisions to the previously approved Patriot Business Park and to the site plans for Lot 15A (XAL Inc.) site plans since the applications have been submitted simultaneously.

Enclosed please find three sets of revised plans for Patriot Business Park with a revision date of June 10, 2014, three sets of revised plans for Lot 15A (XAL Inc.) and two revised *Engineering Reports* for each of the projects with a revision date of June 10, 2014. Below are our responses Mr. Galligan's comments:

- C1) The runoff impact from this project will be less than the previous project due to the reduction in road length.
- C2) The drainage scheme for the Southern section of roadway is similar to the previous project in that the street drainage shall discharge to a grass lined swale which leads to a detention basin on Lot 15B, adjacent to the Little River.
- C3) The street drainage at the north end of Patriot Way is proposed to be connected to an underground detention area on Lot 15A.
- C4) The only inland wetlands activity associated with this application is the discharge from the detention basin on Lot 15A.
- C5) The only wetland buffer activity associated with this application is construction of the grass lined channel and roadway detention basin.



*R1) - R5) We concur with Mr. Galligan's comments above.*

C6) A separate signed and sealed "Record Sub-Division Map" (said map) which delineates the roadway, easements and lots should be provided.

*R6) We have attached a separate "Lot Line Revision Map" in accordance with the recommendation.*

C7) Said map should show a drainage and access easement in favor of the Town of Oxford for the detention basin on Lot 15B.

*R7) The easement mentioned above has been included in the "Lot Line Revision Map".*

C8) How will the developer for Lot 15C gain access to the rear of Lot 15B to construct the "water quality conveyance swale". Should this swale be constructed now while construction activities are ongoing to reduce the future disturbance?

*R8) 589 Investments, LLC will install the "water quality conveyance swale" during the Patriot Way construction.*

C9) Due to steepness of grade on Lot 15B, Nafls & Young recommends all Soil Erosion Control to include silt fencing and hay bales.

*R9) Hay bales have been included along all silt fences on Lot 15B.*

C10) What are the anticipated stormwater velocities in the steeper sections of the swale on Lot 15B?

*R10) The steepest section of the swale has a 9.50% slope. The velocity in 25-yr design storm is 7.05 fps. The calculation has been included in Appendix F in the Engineering Report, revised June 10, 2014. We have specified a permanent erosion control blanket N.A. Green P300 for the grass-lined swale, which will support up to 16.0 fps of flow.*

C11) The elevation of the emergency spillway for the detention basin on Lot 15B should be 0.5' above the 100-yr storm elevation. The elevation of the berm should be 1'-0" above the emergency spillway.

*R11) The berm and emergency spill way elevations for Stormwater Renovation Area D has been revised per Galligan's recommendation.*

C12) The detention basin outlet structure and permeable berm are located on Sheet 10, not Sheet 12 as referenced. Said detail refers to a 16" inlet. Please clarify.



*R12) The reference sheet number has been revised. The outlet structure for Stormwater Renovation Area D consists of a 6" diameter opening at elevation 590.0, and a 16" wide by 18" tall opening at elevation 591.5.*

C13) Is it the intention to use grass lined swale from Patriot Way as a means of stormwater conveyance from the detention area on Lot 15B in the future. If so, please provide sizing calculations.

*R13) No, Lot 15B will have their own stormwater renovation area, with an outlet directly discharging treated stormwater to the wetlands on the east side of the property. When Lot 15B gets developed a detailed site plan and drainage design will need to be submitted to the Inland Wetlands Agency for approval.*

C14) The existing conditions Drainage Area Map should be revised to reflect Into the point of discharge into the back of the existing basin in Christian Street. (EXDA-2). Existing Conditions drainage area and runoff coefficient should be revised accordingly.

*R14) EXDA-2 has been revised. All according drainage calculations have been revised in the Engineering Report with a revision date of June 10, 2014.*

C15) The drainage capacity of the pipe crossing Christian Street in this area should be analyzed.

*R15) The drainage analysis for the existing pipe crossing Christian Street has been included in Appendix D.*

C16) Please provide a plan that clearly identifies the limits of the sub categories (Subcat) identified in the routing diagram of the Drainage Report.

*R16) Appendix A in the Engineering Report with a revision date of June 10, 2014 has been revised to clearly identify the limits of all sub categories.*

C17) Please have the Applicants Engineer contact Nafis & Young for clarification / discussion of the "Water Quality Volume calculations" in the Drainage Report.

*R17) Civil1 has contacted Nafis & Young regarding the clarifications of the "Water Quality Volume Calculations". WQV calculations for Stormwater Renovation Areas B, C and D were included in the Engineering Reports. Stormwater Renovation Areas B and C area designed to treat stormwater within Lot 15A. Stormwater Renovation Area D is designed to treat the stormwater from the south end of Patriot Way. Stormwater Retention Area A will retain stormwater from both Lot 15A and the north*



*end of Patriot Way. Stormwater for area A will be treated with Cultec Stormfilter WaterQuality Units and Contech Hydrodynamic Oil/Grit Chambers.*

C18) Please provide lot geometry and ROW geometry.

*R18) All geometries have been included in the "Lot Line Revision Map".*

C19) Please provide a location for the soil scientist signature that the wetland locations are correct

*R19) We have attached a signed letter from Soil Scientist David Lord showing that the wetland locations are correct.*

C20) Please indicate drainage from Station 1+30 to 2+75 to be 15" perforated underdrain.

*R20) The proposed catch basins at Station 2+75 has been relocated. The drainage piping from Station 1+30 to 2+75 is no longer proposed so we have added 6"perforated underdrain along the road shoulder in that area in accordance with the recommendation.*

C21) Please provide level spreader sizing computations.

*R21) In 25-yr design storm, the depth of water going over the level spreader is approximately 1 inch, and the velocity is 0.99 fps. The sizing computation has been added in Appendix F in the Engineering Report with a revision date of June 10, 2014.*

C22) Can the size of Stormwater Retention Area D be increased to create a reduction in peak runoff from the Public Road System.

*R22) The existing flow at discharge point #1 during 25-yr event is 7.11 cfs, the original proposed flow is 6.59 cfs. We have already reduced the peak runoff to Hawley Road. Furthermore, we have relocated the catch basins on Station 2+27 to Station 3+50, and connected the new catch basins south to Station 6+00. The new proposed flow is 6.32 cfs. The overall decrease at t design point 1 in the 25 year design storm is now 11.1%. Decreases in post development storms have been achieved at all of the design points.*

C23) Please provide a flow-capacity analysis for the drainage In Hawley Road exiting from PR.CB1.

*R23) The drainage analysis for the existing pipe crossing Hawley Road has been included in Appendix D in the Engineering Report with a revision date of June 10, 2014.*



June 10, 2014



C24) Can PR.CB1 be installed in the gutter line of Hawley Road and connected to another basin at the Western radius of Patriot Way?

*R24) No, the existing 15" pipe crossing Hawley Road provides insufficient cover for a second basin and drainage pipe under the roadway. A modified riprap leakoff area is being proposed to convey stormwater from the beginning of Patriot Way into the proposed catch basin east of the road entrance.*

If you have any questions please feel free to contact us.

Sincerely,

CIVIL 1

A handwritten signature in black ink, appearing to read "BJB".

Brian J. Baker, P.E.

June 10, 2014

## **SOIL RESOURCE CONSULTANTS**

P.O. Box 752

Meriden, CT 06450

June 10, 2014

**SRC Job No. 12-28**

Brian Baker  
Civil I  
Cornerstone Professional Park, Suite 101  
43 Sherman Hill Road  
Woodbury, CT 06798

Dear Mr. Baker:

**Re: Wetland Delineation - Patriot Business Park - Assessor's Map 18 - Block 30  
- Lots 12, 15A & 15B - Hawley Road - Oxford, CT**

At your request, I have reviewed your site plan drawings for this project site. The purpose of my review was to verify the depiction of the onsite inland wetlands and watercourse boundaries. The original field work was completed on April 27, 2012.

In my professional opinion, the wetland boundaries indicated on your site plan drawings dated as revised through June 10, 2014 accurately depict the extent of onsite wetlands and watercourses I identified and flagged in the field.

If you have any questions regarding this statement, or need additional assistance with this site, please contact me.

Sincerely,



**David H. Lord**  
Certified Soil Scientist  
& Environmental Consultant

**Wetland Delineations**

**Wetland Impact Evaluations**

**Environmental Planning**

Commissioner T. Adamski stated: Piping this would be out of the question as there would be no way to keep it clean.

Chairman M. Herde added: Yes, and I think it's in a swale to keep it going down slowly. It's a way to control the velocity.

Mr. Cao stated: We propose one of the erosion controls blanket, p300, I believe.

Chairman M. Herde stated: Just even think about this whole retention basin, which is really our job to clean this out. In 15 or 20 years, we will have to re-make the roadway clean it out and we will have to cut down a bunch of trees to just to get to it.

Commissioner T. Adamski stated: You can see this entire thing sprouting invasives, one into the other.

Chairman M. Herde stated: Yes. I don't mind the rest of the plan. I just have an issue and strong reservations about that long swale and having it maintained at all in the future, so it is going to work in the future if it's not maintained.

Commissioner T. Adamski added: And this is something, I'm almost certain that would fall to our budget to maintain.

Chairman M. Herde agreed.

Chairman M. Herde stated: Right, we will blow our annual budget the year that we finally go to do it and when will we do it and when will we even know it needs to be done, it's so far in.

I.W.E. Officer A. Ferrillo stated: They all require an inspection whether it's close to the road or far into the subdivision, so it will have to be maintained.

Mr. Cao stated: Again, this swale was previously approved for this site and containing less water than previously approved.

I.W.E. Officer A. Ferrillo asked: Did the previously approved one have the same system with the drainage swale?

Chairman M. Herde replied: It had the swale but was slightly different on the upper part of the configuration and I'm sure it got a little longer now, maybe even a couple of hundred feet.

Mr. Cao stated: Most of our comments are addressed in our letter or in the soil scientist letter. Here is another copy.

I.W.E. Officer A. Ferrillo stated: We will have to contact Nafis and Young tomorrow morning and see what his thoughts are.

Chairman M. Herde replied: Yes, I'm just uncomfortable with this.

Commissioner T. Adamski asked: Is it impractical to move it to the end? (pointing to the map)

Chairman M. Herde replied: Well, they like to put your retention down near the end because that is you're last slowing down; otherwise you're going to pick up velocity after your retention.

Mr. Cao agreed.

Mr. Cao stated: We do have the level spreader right after your retention. (pointing to the map)

Commissioner T. Adamski asked: Oh. And this is a separate wetland over here? (pointing to the map)

Mr. Cao stated replied: Yes.

Commissioner T. Adamski stated: Ok. Never mind.

Mr. Cao stated: It will also have a separate detention and a separate swale going to this level spreader so we want to keep everything down here. (Pointing to the map)

Chairman M. Herde asked: How much pitch do you have after the level spreader?

Commissioner T. Adamski asked: How long is the level spreader?

Mr. Cao replied: 40 feet.

I.W.E. Officer A. Ferrillo asked: The pitch should be below 3% or less right?

Mr. Cao replied: Up to 6%. We do have a detail on it in page 8 or 9 of the report.

Commissioner T. Adamski asked: Is this level spreader concrete with a footing?

Mr. Cao replied: No.

Mr. Cao stated: We do have the calculations for the level spreader. It will be about 1 cubic feet per second during a 25 year storm.

Chairman M. Herde stated: The problem is almost every level spreader that has been installed in town has not done what it is engineered to do. We have yet to see one work, unfortunately

Commissioner T. Adamski added: If you want to excavate the down slope, they work fine.

Chairman M. Herde stated: Yes. We found what happens is, after the water comes back out, it re-concentrates and you can't control Mother Nature after it comes out.

Mr. Cao asked: Installed incorrectly?

Chairman M. Herde replied: No. Installed perfect to engineered standards, it just doesn't work.

Chairman M. Herde stated: Lets just get more information from the town engineer; I thought we were getting more information from him and so I apologize for the delay on this.

I.W.E. Officer A. Ferrillo stated: Ok. We will call him in the morning and ask his opinion for other options.

Commissioner T. Adamski agreed.

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Chairman M. Herde asked if anyone had anymore questions.

No more questions from the Commission.

Chairman M. Herde stated: Ok. We will see you at the next meeting

Mr. Cao replied: Yes and Thank you.

**OLD BUSINESS:**

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

**MOTION** made by Commissioner S. Purcella Gibbons to accept (IW 14-54) Oxford Towne Center, LLC, 274-300 Oxford Road, (map 34, Block 9, Lot, EV6, 31B, 31A, 25, Mixed use development.

**Seconded by Commissioner B. Richter.** All in favor **5-0.**

**CORRESPONDENCE:**

**OTHER BUSINESS:**

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

**MOTION** made by **Commissioner S. Purcella Gibbons** and **seconded by Commissioner T. Adamski** to accept the regular meeting minutes from the with no changes.

All in favor **5-0.**

**ENFORCEMENT OFFICER:**

**COMPLAINT/CONCERN:**

**APPLICATIONS NOT REQUIRING OCCIWA APPROVAL:**

<b>DATE</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>NON- PERMIT REASON</b>
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
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
11/18/2013	Mark I. Hinnau	15 Wychwood Lane	Finish Two Attic Spaces and covered porch
11/19/2013	Margaret Thomas	571 Inverness Ct.	Recreation room
12/2/2013	Tyler Tucker	76 Bowers Hill Rd.	Renovations (Interior)
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 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. IW 13-47) Garden Homes, Hurley Road (Permit approved, pending litigation)

June 10, 2014

3. (IW 13-93) Cocchiola Paving - Riverview Subdivision, (Permit denied, pending litigation)  
(return of record was completed and presented in court on April 2, 2014)

**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) Town of Oxford Catch Basins (Silt Removal).
- 4) Storm Drain Marker Program (Phase II).

**MATTERS OF CONSERVATION:**

**ADJOURNMENT:**


**MOTION** made by **Commissioner S. Purcella Gibbons** to adjourn at 9:15 p.m.  
**Seconded** by **Commissioner B. Richter**. All in Favor **5-0**.

Respectfully Submitted,



Denise Randall

Administrative OCCIWA Secretary

14 JUL -2 PM 3:41  
TOWN OF OXFORD, CT  
  
TOWN CLERK