



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, October 25, 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, October 25, 2016.

**Meeting was called to order at 7:30 P.M. by Acting Chairman Sue Purcella Gibbons**

**ATTENDANCE ROLL CALL:**

**COMMISSIONERS PRESENT:** Acting Chairman S. Purcella Gibbons, Joe Lanier, Bill Richter and Ethan Stewart

**STAFF:** Also present: Denise Randall Administrative Secretary, I/W Enforcement Officer Andy Ferrillo Jr.

**ABSENT:** Chairman Michael Herde

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

**AMENDMENT TO AGENDA:**

**MOTION** made by Commissioner J. Lanier and seconded by Commissioner E. Stewart to accept the amendment to the agenda for discussion on open space purchase. All in favor 5-0.

**NEW BUSINESS:**

1. (IW 16-131) Letter sent to Mr. Vincent Recine on 8/5/16 regarding an access road or patch was constructed without a permit at 19 Fiddlehead Road (waiting for a restoration plan) All in favor 5-0.

Mr. Recine stated: I have maps and photos to show you and I have formalized everything from the last meeting. (Passing plans out to the Commission and explained)

Mr. Recine discussed the retaining wall and the proposed walkway.

I.W.E. Officer A. Ferrillo asked what the walkway will be made from.

Mr. Recine replied: It will be of gravel material with stone dust underneath. I will be using some of the existing stone on the property.

Commissioner J. Lanier asked: So you say you're softening the core, how is that being done?

Mr. Recine replied: I'm making it not as steep. (Pointing to plan and explaining)

Commissioner E. Stewart asked: You don't have to cut anymore trees correct?

Mr. Recine replied: There is 1 tree that is right on the curb. (pointing to the picture)

I.W.E. Officer A. Ferrillo asked: So your going to take a little more material on the inside of this curb, is that it?

Mr. Recine replied: Up here, taking some of this material and bring it down here (Pointing)

Commissioner B. Richter asked where the wall was going to start.

Mr. Recine replied: Its flat here then after the curb (pointing) and then it starts to drop. We will put some rip rap here (pointing) to keep it from moving.

Commissioner J. Lanier asked: So someone is going to remove all of these millings?

Mr. Recine replied: Yes, all of it.

Acting Chairman S. Purcella Gibbons asked: What is your timeline with that?

Mr. Recine replied: The draw down is next week so I was hoping to get permission before this.

Acting Chairman S. Purcella Gibbons stated: Ok yes the draw down is at the end of October.

Commissioner B. Richter asked: How long will this take?

Mr. Recine replied: My contractor said it would be a 3 day process. The contractor seems to know what he is doing as he has done this type of work many times.

Acting Chairman S. Purcella Gibbons stated: I think we would like to see the trees identified on the map.

Mr. Recine identified all of the trees on the map and signed and dated.

I.W.E. Officer stated: I have the total fee for you and you have the application ready.

I.W.E. Officer A. Ferrillo stated: The fee is based on the impact to the Conservation easement.

Mr. Recine paid the fee and handed in his application.

Acting Chairman S. Purcella Gibbons asked what the diameter on the trees that are being removed.

Mr. Recine replied: Probably about 8 inches to no more than max 12 inches.

**MOTION** made by **Commissioner J. Lanier** and seconded by **Commissioner B. Richter** (IW 16-131) 19 Fiddlehead Road for a permit for a restoration plan on property with conditions: 1) Re-grading of walkway down to the dock, remove all asphalt millings and re-surface area with gravel and stone dust. 2) Remove 3 small trees with a diameter of no more than 12 inches. 3) Notify the Enforcement Officer prior to start of work. All in favor 4-0.

2. (IW 16-118) Dan McNamee, McNamee Construction Corp., 10 Robinson Lane, map 18, Block 30, Lot 18R. Proposed – Road, Bridge and utility rehabilitation construction company. Wetlands impact- (0) , Upland review area impact (0) total size 18.8 acres. (Schedule a site walk)

Mr. Alan Shepard (applicant's Engineer) is present and stated: Last time we met with you the Commission had concerns about the oil water separators. We now have them on the plan and they go into the drainage system. Also the limit of disturbance in on the plan.

Below is Alan Shepard's (Applicant's Engineer) response to Jim Galligan's (Town Engineer) comments.

*October 24, 2016*

*James Galligan, P.E.  
Nafis and Young Engineers, Inc.  
Town Engineer of Oxford  
1355 Middletown Avenue  
Northford, CT 06472*

*RE: 10 Robinson Lane, Oxford, CT  
IW-16-118*

*We have revised the plans to include your comments noted in your review letter dated October 24, 2016:*

1. *The Rip Rap Slope Detail on the "Construction Details (Sheet 1 of 2)" has been revised to reflect the parking area above the slope.*
2. *We did not take credit for infiltration in our drainage calculations but we will provide a perforated component to the upper bank of detention drainage.*
3. *The Detention Area Profile on the "Construction Details (Sheet 2 of 2)" has been revised showing the bottom of the basin elevation to be 572.0.*
4. *Each row of the 48 inch CMP will be connected with 15" pipe connectors to the manholes. The last pipe will flow directly into the outlet structure. This has been better clearly indicated on the site plan.*
5. *We have placed a cross-section of the underground drainage on the "Construction Details (Sheet 2 of 2)."*
6. *We have located an alternate flow spreader location closer to the wetlands, if the Board chooses.*
7. *We have clarified the following.*
  - a. *Areas of Paving: We have added note #8 to the "Grading Plan" indicating that the front parking and driveway areas up to the gates will be paved. The back area will be graveled.*
  - b. *Areas of Grass: All areas not indicated for driveways, parking, storage and sidewalks will be grass and/or landscaping.*
  - c. *A curb detail has been added to the "Construction Details" (Sheet 1 of 1).*
  - d. *Parking space dimension detail has been added to the "Grading Plan".*
  - e. *The walkway size of 4' is now noted on the plans. We have added a sidewalk detail to the "Construction Details" (Sheet 2 of 2).*
  - f. *Refer to the "Lighting Plan" for site lighting and details.*
  - g. *The planting schedule is noted in the "Landscaping Plan".*
  - h. *A pavement cross-section has been added to the "Grading Plan".*
8. *The paved area southwest of the shop has been changed to a 5% slope.*
9. *The storage volume available in the underground detention area is 12,057 Ac./ft. in 48" pipe.*
10. *The 100-yr. water line elevation is 581.54 ft.*
11. *We will provide engineered drawings for the proposed 10' retaining wall behind the "Equipment Storage" building prior to the issuance of the building permit for the equipment storage structure.*

Alan Shepard explained about the recharging and how fill does not perk that well.

Commissioner J. Lanier asked: When I look at the original lines, this part (pointing the map) is really low, are you taking material from here and putting it here (pointing to map)?

Alan Shepard replied: Yes.

Commissioner J. Lanier asked: Ok. So I'm not sure if this is feasible but if you wanted to stay in touch with the virgin soils, can you put the system here instead (pointing)?

Alan Shepard replied: You could, but that would get pretty deep.

Commissioner J. Lanier asked: So you would still be able to re-charge but at the original soil level?

Alan Shepard replied: Yes. If you look at the cross section here on this slope and we are going to do a cut & fill. On the first bank, I will probably get a re-charge and once I get out here (pointing to map) I will be at the tow of the slope with a lot of pipe going in.

Commissioner E. Stewart asked: How deep is the ground water there?

Alan Shepard replied: No right, the soil is pretty good out there. When we did the testing out there its pretty good sandy soils. I still got a lot of pipe here so all I would be asking is to do a re-charge component on the first bank.

Commissioner J. Lanier asked: So will you be able to do a re-calculation on what an effective re-charge is on those galleries so we know how much is going in there? The only reason I'm asking that because if we can retain as much water into the ground it would be great because afterwards our other concern is the level spreader as to where it's going. It seemed short.

Alan Shepard replied: No, it's pretty long.

Commissioner J. Lanier stated: Well when I was out there at the site, where the 100 line mark is it drops. There is Japanese barberry and everything else. There is no herbaceous understory to retain or slow that velocity of water down. My concern is as soon as it gets underneath that barberry, all that soil is going to move, go into the wetland and then into The Little River.

Alan Shepard replied: I don't disagree with you that there should be more re-charge. I think we will get a good re-charge because it is surrounded by stone and even with this section here (pointing to map) we will have 180 linear feet over this way (pointing).

Commissioner J. Lanier stated: I'm just looking at all the impervious surface. This is going to be gravel. We have concerns about the oils and whether we will have a cleaning pad.

Alan Shepard replied: They will only wash from this bay right here that goes to this catch basin here (pointing) then goes thru the oil water separator.

Commissioner J. Lanier asked: Now is that impervious surface or a concrete pad?

Alan Shepard replied: We will do it on the gravel or if you guys want it paved. They don't wash that often. We will pave it.

Commissioner J. Lanier stated: I just think it would be better if on a pervious surface to make sure it all goes thru the oil water separator before it has a chance to get into the ground. If it does get into the ground it will travel with the oils in it, especially when you're talking sandy soils, its going to pull thru. I'm just thinking long term. Once its there its there.

Alan Shepard stated: I agree to extent. It is fine, we will pave that area. I did flow capacities for the velocities and I have a copy for each of you. I did put on the plan an alternate location is down closer to the wetland, down over the slope. It's about 100 feet more of piping.

Commissioner J. Lanier asked: Ok so at that point you're flattened out?

Alan Shepard replied: Yes.

Commissioner J. Lanier stated: If anything you're just going to have that fill effect where you're just going to fill up as long as everything is coming out and your oil water separators are working well and then you get recharge here.

Alan Shepard stated: I have a little water quality that will function right here going on because this is depressed lower than the outlet. So once we get down there, we are fine.

Commissioner J. Lanier asked about the maintenance schedule.

I.W.E. Officer A. Ferrillo stated: Yes, there usually is a maintenance schedule.

The Commission then discussed smart sponges.

I.W.E. Officer A. Ferrillo stated: The Chairman, although not present, had some concerns and wanted the Commission to discuss what was brought up on the last application on this property which is the drainage into the brook and look at this from an Environmental aspects. The state of Connecticut considers this kind of a pristine natural brook because of the native trout found in there.

Acting Chairman S. Purcella Gibbons asked how long it would take for an environmental report.

I.W.E. Officer A. Ferrillo replied: It shouldn't take long at all. I will make some phone calls tomorrow morning and we can put together copies of the file for a report.

Commissioner J. Lanier and Acting Chairman S. Purcella Gibbons agreed and thought it would be a good idea.

Alan Shepard stated: We will change whatever you want changed and we will handle it.

A discussion ensued about the prior application for this property.

Alan Shepard went into discussion about paving the parking area, sidewalks and slopes and elevations.

A discussion of a planting plan and landscaping plan ensued.

Alan Shepard stated: I sent electronically my response to the Jim Galligan (Town Engineer) and we will just wait on an environmental report to be completed.

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

The Administrative Secretary informed the Commission that Soil Scientist Tom Pietras soil report has been received in August 2016.

The Commission had a small discussion about the lots adjacent to East Hill and the Commission was hoping to release the bond.

The Commission wanted to take a second look at Tom Pietras report on the property and had a discussion regarding the stabilization and vegetation.

Acting Chairman S. Purcella Gibbons read the prior minutes on the stabilization and the bond release.

3. **(IW 16-101)** Town of Oxford, Great Oak Road, map 21, Block 61, L0 (awaiting discussion with selected contractor of 38A, Proposed activity public library. Total acres - 7 acres. Wetlands Impact – 0, upland review area impact- 0 (Approved at a special meeting on September 20, 2016) (awaiting discussion with selected contractor)

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

**Jul-16**

7/5/2016	Phyllis Stone	241 Hogsback Rd	App for porch
7/5/2016	Larry Webster Assoc A-1	173 Hogsback Rd	App for Handicap ramp
7/5/2016	Pools	27 Belinsky Circle	App for Inground Pool
7/5/2016	Josh Mellitz	56 Donovan	App for Deck
7/6/2016	Patriot Builders	622 Troon Ct	App for Deck App for inground pool with Deck
7/7/2016	Rochelle Modesti	4 Christopher Ct	App for Residence
7/11/2016	Mt. Rd. Estates	805 Sage Hill	App for Residence
7/11/2016	Mt. Rd. Estates	805 Sage Hill	Permit for Contractors Yard
7/11/2016	BMC Property Rental	365 Christian St	Finish & rough bath in basement
7/11/2016	Ray Pysho	78 Old Country Rd	Retail bakery & Gift shop
7/12/2016	Ginny VanVeghten	248 Oxford Road	Interior work
7/12/2016	Kevin Deegan	3 Old Coach Road	

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7/13/2016	Mt. Rd. Estates	804 Sage Hill	CO for Residence
7/13/2016	Mt. Rd. Estates	806 Sage Hill	CO for Residence
7/14/2016	Bozena Szkurat	117 Shelton Road	App for Shed
7/14/2016	Edward Green	1 Greenbriar	CO for Pool
7/15/2016	Karen Griffin	11 Oxford Rd	Copies of regulations
7/18/2016	Michael Costantini	53 Rees Drive	App for Inground pool
7/18/2016	Adam Dobrovich	161 Freeman Rd	App for Inground pool
7/18/2016	Phyllis Darcy	122 Park Rd	CO for Extension of deck
7/18/2016	Pulte Group	697 Championship Dr	CO for Residence
7/18/2016	Pulte Group	699 Championship Dr	CO for Residence
7/18/2016	Pulte Group	701 Championship Dr	CO for Residence
7/21/2016	William Werner	308 Oxford Road	Tenant fit up
7/21/2016	Corbo Associates	33 Fiddlehead Rd. 435 Roosevelt Drive	Permit for Pool, walkway, firepit & dock
7/25/2016	Steven Andrucci	5 Buckskin Lane	Addition to second floor - No extension
7/25/2016	Amy Rohne	Oxford Town Center	App for shed/partial basement
7/28/2016	Newtown Savings	170 Main Street	Interior fit-up
7/28/2016	Pride Signs	5 Buckskin Lane	Sign off for a sign
7/29/2016	Amy Rohne	5 Buckskin Lane	CO for open porch
7/29/2016	Amy Rohne	5 Buckskin Lane	CO for Shed/partial bsmt
7/29/2016	Timothy Federwicz	66 Bowers Hill Rd	Finish basement -No ext
7/29/2016	Timothy Federwicz	66 Bowers Hill Rd	Wrap around Deck

## Aug-16

8/1/2016	Jeremy Van Oy	280 Governors Hill Rd	CO for Shed
8/2/2016	Tammie Pasuth	280 Quaker Farms Rd	CO for Pool
8/5/2016	Town of Oxford	Great Oak Road	proposed Library
8/8/2016	Robert Petinella	6 Anthony Pond	App for Barn
8/8/2016	Charles Christensen	47 West Street	CO for Garage & barn
8/10/2016	Margaret West	10 Sioux Drive	App for Shed
8/10/2016	Edward Gaal	622 Troon Ct 61 Quaker Farms Rd	CO for Deck
8/10/2016	Board of Ed/haynes	280 Oxford Road	Scorboards
8/12/2016	Chris Zabetakis	300 Oxford Road	CO for Exterior of Newtown Savings
8/12/2016	David Gidgali	81 Newgate Rd	Interior Fit up
8/15/2016	Sun Wind Solutions	140 Main Street	Ground solar array
8/15/2016	Price Chopper	48 Ancient Highway	CO for Grocery store
8/15/2016	Irene Guilherme	11 Edwards Drive	App for A/G pool
8/15/2016	Eilleen Chubat	707 Championship Drive	App for Deck/shed
8/18/2016	Pulte Homes	705 Championship Drive	CO for Residence
8/18/2016	Pulte Homes	703 Championship Drive	CO for Residence
8/18/2016	Pulte Homes	3 Riverview Rd	CO for Residence
8/18/2016	Anthony Cocchiola	Lot #1 Dorman Rd	CO for Residence
8/18/2016	CT Residential	2 Kirkwood Drive	CO for I/G Pool
8/23/2016	Newtown Pools	Riggs Street	Permit for Assisted Living
8/23/2016	TPA Design Group	28 Silano Drive	Solar Array
8/29/2016	Encon Environmental		

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(Ground)

8/29/2016	Cory Richardson	17 Old Church Rd	Demo-Rebuild - No Extension
8/30/2016	Entrepot BUI	lot 3a Fox Hollow	App for Site plan modification
8/31/2016	Ron Artman	7 Jem Woods	Hot Tub & Outdoor sink - No Ext
8/31/2016	Kimp Properties	102 Seth Den Rd	Redo Old House to new house- No exte

**Sep-16**

9/1/2016	Charles Bartlett	670 Championship Dr	Roof over entrance- No extension
9/6/2016	Stihl Price	2 Patriot Way	Sign Permit No extension
9/6/2016	chopper/propane	300 Oxford Road 20-1 Old Country Rd	Set of 4 cages for gas grill cylinder exch
9/7/2016	Darin Bouchard	31 Fiddlehead Road	App for Residence C.O. Pool
9/7/2016	Corbo Associates		Finish basement - No extension
9/8/2016	David Pavo	695 Championship Dr	Fee due for C.O.
9/9/2016	Charles Christianson	47 West Street	Fees due for application
9/13/2016	Timberlake Holdings	Riggs Street 102 Seth Den Road	App for Residence Retail- No extension
9/13/2016	Scott Kimmer		App for deck extension
9/13/2016	Oxford Town Ctr	170 Main Street	remodel kitchen & Bath - No extension
9/14/2016	AZ-Tech Builders	33 Bee Mt. Road	App for Lot line revision
9/14/2016	John Arnone	75 Woodside Ave	Finish basement - No extension
9/15/2016	Henry Bradley	289/285 Chestnut tree Hill 322 Traditions Court	App for deck extension App for Pond dredge
9/16/2016	Jeffery Dell		Kitchen remodeling- No extension
9/19/2016	Michael Flanagan	672 Championship	Permit for Contractors Yard
9/19/2016	Robert Peck	548 Oxford Road	Interior renovation- No extension
9/19/2016	Robert Augelli McNamee	196 Goodhill Road	Nail Salon & Hair Salon C.O. for new building
9/22/2016	Construction	10 Robinson Lane	C.O.
9/22/2016	Christopher Nassal	7 Oakwood Drive	Internal build-out- no extension
9/23/2016	Oxford Town Ctr Stihl	300 Oxford Road	Fitness Studio- Tenant Fit up Bar/Restaurant- No extension
9/26/2016	Corp	1 Patriots Way	C.O. for Residence
9/26/2016	Heather Gazley	1 Wood Road	C.O. for Residence
9/26/2016	Veloce Engineering	1 Jacks Hill Road	C.O. for Residence
9/26/2016	Tyler Shamaly	91 Willenbrock Rd	Deck Repair
9/26/2016	Niall O'Neill	441 Oxford Road	
9/29/2016	Pulte Homes	684 Championship Dr	
9/29/2016	Pulte Homes	686 Championship Dr	
9/29/2016	Pulte Homes	688 Championship Dr	
9/30/2016	Linda Fink	3 Scott Road Donovan & Christian	Fee due for application
9/30/2016	BMC Rentals		

**CORRESPONDENCE:**

**OTHER BUSINESS:**

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

**ENFORCEMENT OFFICER:**

**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:**

**MATTERS OF VIOLATIONS/LITIGATIONS:**

1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation) 7/26/16  
Attorney Micci notified the department that we will be going to trial sometime in September.

**MATTERS OF CONSERVATION:**

**MOTION** made by **Commissioner E. Stewart** and **seconded** by **Commissioner J. Lanier** voted to move out of Inland Wetlands Commission and into discussion of Conservation matters. All in favor **4-0**.

The Commission discussed an open space grant.

**MOTION** made by **Commissioner J. Lanier** and **seconded** by **Commissioner B. Richter** to send a letter to the Board of Selectman and Board of Finance that the conservation supports appropriated funds not to exceed \$10,000 taken out of the Conservation fund for payment of 2 yellow book certified appraisals for the purpose of a potential property to be used as open space. All in favor **4-0**.

**MOTION** made by **Commissioner B. Richter** and **seconded** by **Commissioner J. Lanier** voted to move out of discussion of Conservation Matters and back into Inland Wetlands Commission. All in favor **4-0**.

**ADJOURNMENT:**

**MOTION** made by **Commissioner E. Stewart** to adjourn at 9:22 p.m.  
**Seconded** by **Acting Chairman S. Purcella Gibbons**. All in Favor **4-0**.

Respectfully Submitted,

Denise Randall  
Administrative OCCIWA Secretary

16 NOV 21 AM 10:53  
TOWN OF OXFORD, CT  
*Amber A. West*  
TOWN CLERK