



# TOWN OF OXFORD

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 AGENDA**

**Tuesday, February 28, 2023**

The following is the agenda for the Oxford Conservation Commission Inland Wetlands Agency **Regular Meeting Members of the Public** that would like to join our meeting in person at 7:30 pm in the main meeting room at the S.B. Church Memorial Town Hall, 486 Oxford Rd, Oxford, Connecticut 06478.

#### **CALL TO ORDER/ROLL CALL:**

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

#### **AMENDMENTS TO AGENDA (IF ANY):**

#### **EXECUTIVE SESSION:**

#### **NEW BUSINESS:**

**(IW 23-2) TPA Design Group (Agent) C/O Timberlake Holding Company, Phase #5 Chestnut Tree Hill Rd, (Map 32, block 11, Lot 16)** (Proposed Use= 151 attached and 18 single family homes, recreation center, 8600 LF of roadway, 2 timber bridges and associated site improvements. (total Site = 103.34 acres) (Wetland impact= 65 sf bridge piles and 80 sf for culvert) (Upland review area impact = 156,730 sf) (amount of material to be removed = 129,329 CY) Amount deposited= 188,267 CY of fill and 58,938 import to balance)

**(IW 23-3) TPA Design Group (Agent) C/O Timberlake Holding Company, Phase # 6, Chestnut Tree Hill Rd, (Map 32-33, block 10-11, Lot 2-4)** (Proposed Use= 56 Single Homes, 3,814 LF of roadway, & associated site improvements) (total Site = 103.34 acres) (Wetland impact= No direct wetlands impact) (Upland review area impact = 24,694 sf) (amount of material to be removed = 14,267 CY) Amount deposited= 31,452 CY of fill and 17,185 import to balance)

**(IW 23-6) Chris DeAngelis, PE c/o Cabezas-DeAngelis, LLC, 37 Manitook Drive, (Map 35, Block 75, Lot 13/13A)** (proposed re-build of 2-bedroom residence) (Total size of Site = 12,324 sq) (total acres of wetland impact = 0 sf) (Wetlands impact = 0 sq.ft) (upland Review area impact = 5000 sq. ft) (amount of material to be removed = 100 c.y.) (amount to be deposited = 100 c.y.)

**(IW 23-4) Samir & Susana Fattah, 95 Freeman Road, (Map 12, Block 50, Lot 6) (Proposed Residential garage/barn, indoor pool, house addition) (Upland Review area impact = 21,408) (Check received for impact to URA = \$3,430**

**OLD BUSINESS:**

**(IW 22-119) Marc Deslauriers, 81 Newgate Road (Map 10, Block 47, Lot 38) Proposed Farm and event use, (total size of acres 35 acres) (Total size of wetlands = 425,984 sq. ft) (Upland review area impact = farm (37,165) Non-farm (61,635) sq. ft) (Wetlands impact = 0) \$130 fee paid on 11/1/22**

**MATTERS OF CONSERVATION (Open Space or fee in lieu of):**

**NEW APPLICATION S REQUIRING OCCIWA APPROVAL (ACCEPTANCE)**

**CORRESPONDENCE:**

**ACCEPTANCE OF MINUTES & AMMENDMENTS/CORRECTIONS TO MINUTES (IF ANY)**

1/24/23 Regular meeting minutes

**ENFORCEMENT OFFICER REPORT:**

-(Notice of violation- verbal) Mr. Brown, 35 Fiddlehead Rd, clearcutting in a regulated area.

**PRE-APPLICATION:**

**MATTER OF LITIGATION, VIOLATIONS:**

1. **NOTICE of Cease & Desist – 17 Fiddlehead Rd.** (Clear cutting of trees and excavation performed without permits) (Certified letter sent 7/22/21) (Show just cause hearing on July 27<sup>th</sup> meeting)
2. **(IW 21-10) Cornerstone Assembly of God, Inc., 656 Oxford Rd, Oxford** (Map 19, block 28, Lot 10,13,22) proposed use = New Church & parking, Total size of site 16 acres (Total acres of wetlands= 3.77 acres) (wetlands impact = 0 acres) (Upland review area impact = 78,780 sq. ft.) (amount of material removed= 2,455 c.y.) (Deposited= 5,055 c.y.) Summons received
3. **(Notice of Cease & Desist continuance) Mr. Scott Kimmer, 40 Hunters Mountain Rd,** (Clear Cutting in a regulated area) Letter sent on November 3, 2021. (Cease & Restore voted to continue by motion at the 1/25/22 regular meeting) Restoration plan received on Feb. 8<sup>th</sup> regular meeting dated 2/7/22.

4. (Notice of violation) work done without permits at 81 Newgate Road, wedding facility.
5. (Notice of violation) 71 Woodside Ave, work done without a permit near watercourse  
"Show Cause Hearing" on regular 5/24/22 meeting.

**COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS:**

**OTHER**

Town Wide Clean up (resolution letter sent to BOS)

**ADJOURNMENT**

Respectfully Submitted,

Denise Randall

2023 FEB 27 A 11:41  
TOWN OF OXFORD, CT  
TOWN CLERK