



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, September 27, 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, September 27, 2016.

**Meeting was called to order at 7:35 P.M. Acting Chairman Susan 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)**

**AMENDEMENT TO AGENDA:**

MOTION made by Commissioner B. Richter and seconded by Commissioner J. Lanier to accept the amendment to the agenda to include applications (**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. And (**IW 16-117**) 548 Oxford Road, Robert Peck, proposed activity –dredge pond, total acres 1.78, 10,000 sq. ft. of wetlands impact, amount of material to be removed is 300 cubic yards. All in favor **4-0**.

**NEW BUSINESS:**

1. **(IW 16-99)** Corbo Associates, 33 Fiddlehead Road, **map 48, Block 22, Lot 19**, Swimming pool, Dock, walkway. 4000 sq. ft of upland review area impact.

Awaiting response from the applicant's engineer.

2. **(IW 16-107)** TPA Design Group, Agent, Riggs Street, **map 32-33, Block 10-11, Lot 2** 1 proposed activity –Oxford Greens 197 units of assisted living (15.63 acres disturbed area) wetland impact 30 sq. ft. (60,253 sq. ft. upland review area impact on site and 9,395 upland review area impact on Riggs Street)

I.W.E. Officer A. Ferrillo stated: The applicants are here for there initial presentation.

Attorney Chris Smith (Applicant Land Use Attorney and a partner with Shipman & Goodwin) stated: I'm here on behalf of the owner/applicant Timberlake Investments Partners number 5, LLC. This concerns Phase 8, which is essentially the last phase that the owners want. What we are doing from a Zoning use prospective, initially there were 51 single family homes that were approved for Phase 8 and associated regulated activities with that proposed development. What we are proposing to do from a zoning prospective is to go from 51 single family homes to an assisted living facility with 197 units. Essentially as you will hear from David Sacco and David Golebiewski from TPA in a moment and we are keeping the same regulated activities intact. Essentially there are minor activities direct impact that's associated with the crossing but it's the same crossing that was already approved. There is a wetlands permit for all the regulated activities associated with the 51 homes. We are essentially trying to stay in that footprint and that perimeter with those various impacts to the wetlands. Specifically with the upland review area initially the existing permit provides for regulated activities approximately 80,000 sq. ft of upland review area and with the re-design it has been reduced to approximately 60,000 sq. ft. with a 25% reduction and again the impacts with concern to the crossing will stay the same. Hopefully the Commission will agree with us that we respectfully submit that the activities that were approved and what are being proposed with this modified plan are substantially in material the same and with that I will turn this over the David and we will call this the re-site design.

David Golebiewski introduced himself and stated: Attorney Smith did a good summary. Anytime we come back we to look at our work that was done previously and in this case we were here back in 2005 or so and we looked at the wetland review areas and we always try and come back when we have more detail and design to see if we can do a better job to minimize the impact if we can. This project called for different types of land use and in the end result, I made a little sheet to pass out to you all and put into the file. It explains where we are and on the cover sheet with the assisted living it shows 60,252 sq. ft. if impact in the upland review area and what was previously approved was an impact of 80,032 sq. ft. We were able to reduce the overall site impact by some 20,000 or so. With that we pulled our buildings away, slopes and detention basins and so forth. We still have to cross the brook and there is a minor other wetland also (pointing to the maps). These are the timber crossings done in the prior approval. You can see in the cover letter that went back to Jim Galligan and it shows that it will have the same wooden type rails, build it as you go, no need to go into the wetlands, very minimal impact. The 30 sq. ft. comes from the 1 ft square posts. There are 12 in the upper bridge and 18 in the lower bridge. In contrast to phase 4 there were 22 piers in the wetland. So if you need to look at that and how its restored itself, the Commission can take a look at it. Long story short, this proposal shows a lesser impact and much of it was due to the fact that most of the parking area will now be underneath the buildings. There is

some surface parking but a lot of it we were able to put underneath the buildings which have really kept the impervious area really down.

I.W.E. Officer A. Ferrillo asked: These are 3 stories?

Mr. Golebiewski replied: Yes. The road is roughly the same as you can see from the sketches. I thought this kind of graphic really showed how we tried to minimize and where we minimize the impact. Again, along Riggs Street there is no development. We are really just showing the area within the area at the crossing and that's why it's hatched.

I.W.E. Officer A. Ferrillo asked about the emergency exit. (referencing Stone Bridge Rd.)

Mr. Golebiewski replied: Yes the emergency exit is up off the cul-de-sac but the in and out will be off of Riggs Street. This was always here, this didn't change there is also a pedestrian connection which was on the original plan. The other component to the application that is new for the upland review area which has on the original map 69,000 sq. ft. and the application says 60,000 sq. ft. and the difference is we are installing a force main from our site up to the intersection with Jacks Hill Road and the project driveway and it will be installed in the road at the edge of pavement but there are wetlands on the side of the road so we counted those in the upland review area.

I.W.E. Officer A. Ferrillo asked about a different area to connect (pointing to the map, referencing Country Club Drive)

Mr. Golebiewski stated: No, that would have been a problem.

David Sacco stated: The problem is that if we were to pump up the hill into the system at the south end of the site, then that itself has to be pumped to get back down. Then we would have to end up not only building our own pump station to get up into that system but then there would have to be modifications to an existing pump station to continue to get it to flow down to Riggs Street. This way is more direct doesn't put load on that system; it's its own independent system.

Mr. Golebiewski stated: Ok, that's the presentation in a nutshell.

Commissioner B. Richter asked: What is this I'm looking at?

Mr. Golebiewski replied: That is the previous approval. A lot of times we come in and explain what was on the previous approval and so this way we contrast with what was already approved and can we do a better job.

I.W.E. A. Ferrillo asked: This doesn't really relate to wetlands but I'm sure it will come up for zoning my questions is this was an approved activity within the golf community correct?

Mr. Golebiewski replied: That's correct.

Commissioner J. Lanier asked: Looking at the roof surface area and thinking about the storm water management are you at the same square footage?

Mr. Sacco replied: The storm water management system is designed to account for all of the roof runoff and roadways is routed thru either detention basins, open ponds, wet ponds or there also sub surface gallery systems for infiltration that this system as a whole is designed

so that the net flow that's getting to the brook is the same in the post development condition as it is today.

Commissioner J. Lanier asked: With the individual units you wouldn't drain into a large system and let it drain off individually?

David Sacco replied: No. Typically in most of the developments the way it works is most houses the roof drains are actually tied into the storm system where it is practical. There are a few areas where it is not and runs off into the back yard.

Mr. Golebiewski stated: In the history of this project where we were interested in capturing as much runoff from site as we could for purpose of irrigating the golf course.

I.W.E. Officer A. Ferrillo asked about any type of walkways.

Mr. Golebiewski replied: We have the whole walkway connection all the way up to the Oxford Green and the walkway coming down to the street. (Pointing to the map)

Commission J. Lanier asked about the type of fuel.

Mr. Sacco stated: Natural gas.

Mr. Golebiewski stated: I see that everyone already has the comments from Nafis and our response as well.

Commissioner B. Richter asked: Where is the entrance going to be?

Mr. Golebiewski replied: Just past the Greenbriar Lane, before the power lines on Riggs Street.

Commissioner S. Purcella Gibbons asked if anyone had anymore questions.

None stated.

The applicants thanked the Commission and exited the meeting.

4. **(IW 16-101)** Town of Oxford, Great Oak Road, **map 21, Block 61, Lot 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)

**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.

**EXECUTIVE SESSION:**

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

**MOTION** made by **Commissioner B. Richter** and seconded by **Commissioner E. Stewart** to accept 2 applications (**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. And (**IW 16-117**) 548 Oxford Road, Robert Peck, proposed activity –dredge pond, total acres 1.78, 10,000 sq. ft. of wetlands impact, amount of material to be removed is 300 cubic yards. All in favor **4-0**.

I.W.E. Officer A. Ferrillo let the Commission know how Mr. Peck is proposing to dredge the pond which is done every 10 years or so. If the Commission would like to discuss this with Mr. Peck who is present tonight.

The Commission had a light discussion on this and decided to wait to hear from the Chairman to see if this may be referred back to the Enforcement Officer to handle internally.

**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:**

**Jan-16**

1/5/2016	George Dina	124 Jacks Hill Road	App for Detached Garage
1/13/2016	Corbo Associates	40 Jem Woods Road	C.O. for Residence
1/13/2016	Heritage Builders	6 Butternut Ridge 39 Jem Woods Road	C.O. for Residence
1/14/2016	Corbo Associates	1 Jacks Hill Road	C.O. for Residence
1/16/2016	Veluce Eng. LLC	134 Oneill Road	Internal Build-out
1/20/2016	Helen Bulik	Woodruff Hill Road	C.O. for Addition
1/22/2016	Stephen Savarese	207 Riggs Street	Copies
1/25/2016	Nil Guillet	523 Chestnut Tree	App for Residence
1/25/2016	Bade, LLC	523 Chestnut Tree	Acc for removal beaver dam
1/25/2016	Eugene Gosk	22 Middlefield Rd	Acc for removal beaver dam
1/25/2016	Jay Silberkleit	98 Good Hill Road	App for Residential House
1/26/2016	Brent Thompson	54 Dorman Road	C.O. for Residence
1/26/2016	Justin Harding	119 Hawley Road	C.O. Barn
1/29/2016	Vase, LLC Greenleaf		Sign off for Tenant Fit-up

**Feb-16**

2/1/2016	Cragan	88 Moose Hill Road	Sign off for Bathroom remodel
2/1/2016	Susan Tereskiewicz	36 Cherokee Drive	Sign off for Interior alterations
2/4/2016	Glendale at Oxford	4 Rowland Farm Rd	App for new Residence
2/4/2016	Glendale at Oxford	6 Rowland Farm Rd	App for new Residence
2/4/2016	Patrio Builders, LLC	343 Niblick Lane	Sign Off for Modification to 3-season
2/9/2016	Sandra Halbert	30 Scott Road	C.O. for Addition
2/16/2016	Mehaylo Construction	217 Riggs Street	Sign off for Interior alterations
2/16/2016	Penelope Wagner	5 Pine Street	App for A/G pool
2/16/2016	Penelope Wagner	5 Pine Street	C.O. for A/G pool
2/17/2016	Ben Neidhart	7 Fox Hollow	Deck Extension
2/19/2016	Anne F. Campbell	Hurley Rd -Garden Homes	Copies
2/22/2016	Development	1007 White Birch Lane	C.O. Residence

Regular Meeting Min.  
September 27, 2016

2/23/2016	Mark Oczkowski	Lot 10 Woodruff Hill Rd	App for site plan modification
2/24/2016	Corbo Associates	36 Jem Woods	C.O. Residence
2/24/2016	Pulte Homes	693 Championship Dr.	C.O. Residence
2/24/2016	Pulte Homes	695 Championship Dr.	C.O. Residence

**Mar-16**

3/2/2016	Gary Scaife	28 Highland Road	C.O. Shed
3/2/2016	Chris Hofmann	224 Punkup Road	App for addition to deck
3/2/2016	Pat Catale	7 Pine Street	App for expansion to deck
3/9/2016	David DeMezzo Oxford Town	13 Cedar Lane	App for Addition to deck
3/10/2016	Center	300 Oxford Road	App for Rock Wall
3/15/2016	Jeffrey Dilulio	133 Hawley Road	C.O. Addition
3/15/2016	Jeffrey Dilulio	133 Hawley Road	C.O. Addition App for 8' X 12' Shed
3/16/2016	Kevin & Daria Gerety	197 Quaker Farms Rd	4 Dugouts at Oxford High School
3/21/2016	John Biondo	61 Quaker Farms Rd 2 Fox Hollow Rd Road	Solar Array Ground Mount
3/21/2016	Green Earth Energy	Rd Road	App for Porch
3/21/2016	Charley Robinson	5 Buckskin Lane	C.O. for Residence
3/22/2016	Mountain Rd Estates	802 Sage Hill Road	C.O. for Deck
3/28/2016	Thomas Koscal	10 Silva Terrace	App for 10X20' Deck
3/28/2016	John Pavlo	4 Coventry Lane	App for A/G pool
3/28/2016	Chris Oczkowski GoodWill Retail Store	581 Chestnut Tree Hill  Quarry Walk	Permit for Retail Store

**16-Apr**

4/1/2016	Daniel Nemeth	86 Chestnut Tree Hill	Interior Alteration of Existing Garag above
4/5/2016	Jennifer Artman	7 Jem Woods Rd	App for A/G Pool
4/6/2016	Bart Vanark	16 Mount View Ct	App for Deck & Gazebo
4/6/2016	Lisa Rafferty	53 Pope Road	App for Deck
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/7/2016	Oxford Towne Ctr.	144 Main Street	App for Foundation
4/12/2016	Oxford Greens	Championship Drive	Permit for Phase 4 East
4/13/2016	Jospeph Rosbrough	122 Park Road	App for Deck Ext
4/13/2016	Elizabeth Duncan	106 Great Hill Road	Permit for Pond Clean out & plantin
4/15/2016	Ricardo DaSilva	65 Thornson Road	C.O. for Interior & exterior of home

**16-May**

Regular Meeting Min.  
September 27, 2016

5/2/2016	Gwen Goumas	15 Autumn Ridge Road	Replace existing Deck- no ext
5/2/2016	Gwen Goumas	15 Autumn Ridge Road	Replace existing Deck- no ext
5/2/2016	Roger LaFrance	218 Chip Shot Lane	App for Deck Extension
5/3/2016	Power Plant	16 Woodruff Hill Rd	Construction Trailers
5/9/2016	Jeff Webster	173 Hogsback Road	Interior Altercations Handicap Baths
5/9/2016	George Nevers	15 West St	App for Garage
5/11/2016	Charles Bartlett	670 Championship	Finish Basement
5/11/2016	Sarah Henry	43 Edmunds Road	Deck Extension
5/13/2016	Chris & Emily Freel	12 Owl Ridge Road	Converting Attic to 5 Bedroom with Ba
5/16/2016	Jason Luce	27 Fairfield Road	App for deck
5/16/2016	Steven Stanton	57 Seth Den Road	App for addition
5/16/2016	Gerald Petrucelli	143 Meadow Brook Rd	Partial finish basement
5/16/2016	Phil Labrecque	82 Rees Drive	Alteration in Kitchen
5/18/2016	Bogdon Fus	3 Cove Court	App for Deck Addition
5/23/2016	Morse Watchman	2 Morse Road	App for addition
5/23/2016	Jonathon Drost	57 Hogsback Rd	App for Deck and pool
	Corporate Home		
5/23/2016	Cont	451 Oxford Rd.	App for addition
5/23/2016	Sharper Image pool	12 Greenbriar Drive	App for IG pool
5/23/2016	Michael Separek	425 Roosevelt Drive	addition to second floor, No Extension
5/24/2016	Jack Derrah	5 MooseHill Road	App for addition
	Oxford Greens		
5/24/2016	Assoc	Tee Shot Drive	App for Det pond maintenance
	Oxford Greens		
5/24/2016	Assoc	Traditions Court	App for Det pond maintenance
	Oxford Greens		
5/24/2016	Assoc	Putting Green Lane	App for Det pond maintenance
5/24/2016	Mastobattisto Inc	404 Oxford Road	Water Meter pit
5/25/2016	Robert Pettinella	10 Anthony Pond	C.O. for residence
5/25/2016	Mountain Rd Estates	215 Meadowbrook	Residence
5/25/2016	Mountain Rd Estates	213 Meadowbrook	Residence
5/25/2016	James Annuzzi	749 Oxford Road	AG Pool
5/25/2016	Edward Tarewski	24 Newgate	Finish Basement
5/31/2016	Jack Derrah	5 MooseHill Road	C.O. for storage room
5/31/2016	Stihl Corp	2 Patriot Way	Site Plan Modification
5/31/2016	Pulte Homes	657 Championship Dr	C.O. Residence
5/31/2016	Pulte Homes	655 Championship Dr	C.O. Residence
5/31/2016	Pulte Homes	659 Championship Dr	C.O. Residence
5/31/2016	Michelle Rosko	127 Hurley Rd	C.O. for Rebuild

**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:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner E. Stewart** to adjourn at 9:22 p.m.  
**Seconded by Commissioner S. Purcella Gibbons. All in Favor 3-0.**

Respectfully Submitted,

Denise Randall  
Administrative OCCIWA Secretary

16 OCT 31 AM 10:28  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK