



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 11, 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 11, 2016.

**Meeting was called to order at 7:30 P.M. by Chairman Michael Herde**

**ATTENDANCE ROLL CALL:**

**COMMISSIONERS PRESENT:** Commissioner 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:** None

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

**AMENDMENT TO AGENDA:**

MOTION made by Commissioner B. Richter and seconded by Commissioner J. Lanier to accept the amendment to the (IW 14-104) Letter sent to Mr. Vincent Recine on 8/5/16 regarding an access road or patch was constructed without a permit. (waiting for a restoration plan) All in favor 5-0.

**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.

Mr. Corbo was not able to attend this meeting and the commission discussed details of the applicant's response to the Town Engineers recommendations. The Commission discussed concerns of the type and quantity of the plantings that will be planted on the embankment and concerns of what the type of materials being used for the walkway.

Chairman M. Herde asked if all of the Town Engineers recommendations were complied with.

I.W.E. Officer A. Ferrillo stated: Yes, we have a final letter.

**MOTION made by Commissioner S. Purcella Gibbons and seconded by Commissioner B. Richter to approve (IW-14-104) Corbo Associates, 33 Fiddlehead lot 19 Map: 48 Block: 22 for a boat dock, swimming pool, fire pit and walkway. No permanent direct wetland impact. Approved with Conditions:**

- 1) Plan approved acting as a dual commission which includes Conservation Commission with the responsibility of overseeing Conservation easements throughout the town. Further stabilizing needed on embankment to provide year round shade and therefore a minimum of 30 evergreens of native species such as White or Black Spruce, not less than 5' tall shall be dispersed around the property.
- 2) Notify Inland Wetlands Enforcement Officer when the work on the project begins and during excavation.
- 3) Patio & risers for the walkway should be pervious surface.

All in favor. **Vote 5-0**

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, LLC. whom could not be present tonight but I have the engineer's telephone numbers in case the Commission has any questions.

Chairman asked if anyone had any other questions.

None stated.

**Motion made by Commissioner B. Richter to approve (IW-16-107) TPA Design Group (Agent) Timberlake Investment Partners (property owner) Oxford Greens Assisted Living, Riggs Street, – (Map 32-33 Block 10-11, Lot 2 1) (197**

Units of assisted living) minimal temporary impact to wetland and reduced impacts to upland review area. Conditions are as followed:

1. Designated dumping pit for excess concrete on trucks, must be approved by staff.
2. Pre-construction conference with staff on site before commences.
3. Temporary fuel container for construction equipment must be approved and also must be on the plan.
3. All soil and erosion controls as depicted on plan.

**Seconded by Commissioner J. Lanier.** Commission voted all in favor **5-0**.

**Permit Expires:** 10/11/2021.

4. **(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: The applicant has been in business over in New York State and they are now doing a lot of work in Connecticut and Oxford is a good spot as it is close to 84 with bridge work that they do often. This is a heavy equipment yard. There is an office building, garages that they would only work on their own equipment and storage building in the back but first they just would like the office building. The drainage system is out of the regulated area. We have drainage pipes on the ground that we will discharge, with the underground detention system. We may change that to 4x4 galleys but we can talk about. (Pointing to the map) There is an area here for moderate flows, overflow to a flow spreader and goes down over the hill. We recognize that we will have to monitor that flow spreader and if works comes to work we can pipe it.

Chairman M. Herde asked about the pitch here (pointing to the map)

Mr. Shepard replied: It's not bad. This shows a 60 scale (pointing to map) so then it flattens out and we will take it down the flat area. Probably at a less than 10%.

Chairman M. Herde stated: Ok, that will be one spot that we are going to ask the town engineer to scrutinize.

Mr. Shepard replied: Ok. I think for the velocity of the flow, we should be ok. Even we can rip rap a few areas down behind the bank, that is what these guys do.

Chairman asked: Is this a paved parking area?

Mr. Shepard replied: We will probably ask for gravel in the back so that helps a bit with the run off.

Chairman M. Herde asked: With this drainage system, are there catch basins?

Mr. Shepard pointed out where the catch basins will be located.

Chairman M. Herde asked: Is this perforated pipe or is this just for retention?

Mr. Shepard replied: Right now it's just for retention. I may do perforated with the 4x4 galleries are at.

The Chairman explained to the Commission about perforated piping.

Mr. Shepard stated: I would like to get some re-charge in.

The Chairman asked if the Mr. Shepard if he has seen our Commercial requirement list.

Chairman asked: Fuel for the building? What is your fuel source?

Mr. Shepard replied: Yes, we will have a fuel area on the property and they do know it has to be enclosed.

Chairman M. Herde stated: We are looking for what type of fuel for the building itself and the type of fueling of equipment. We really want details on that and everything has to be barricaded.

Mr. Shepard replied: Ok.

Chairman M. Herde stated: We also would like to know if there will be a lot back and forth fueling on site or is there a temporary fuel on site. We want them contained and covered.

Commissioner J. Lanier asked: Are there any jobs where materials are brought back? Lead paint?

Mr. Shepard replied: No.

Chairman reminded Mr. Shepard that we require a statement of Hazardous materials or if there are none, put this on the plan.

Commissioner S. Purcella Gibbons asked about Litter control standard.

Mr. Shepard stated: I believe it is on the plan already.

Commissioner B. Richter asked about pressure wash cleaning of trucks.

Commissioner J. Lanier asked about hydraulic fluids.

Mr. Shepard then discussed oil water separators.

I.W.E. Officer stated: I think we should have a site walk on this. The last project came in for this property which never came into fruition, the State came in and was interested in that brook and did some testing on it and found there are native brook trout. So there concern was what is going to flow down into the brook.

Commissioner S. Purcella Gibbons asked about dumpsters and a designated contact person that can be reached 24 hours.

Mr. Shepard replied: Closed dumpsters at the back and a dumpster for parts only.

Chairman M. Herde stated: That's why the oil water separators are needed for the paved areas as eventually there will be stuff coming out of the dumpsters.

Chairman M. Herde asked about the designated line of activity.

Mr. Shepard replied: I will mark the hay bale line as the line of activity.

Commissioner J. Lanier asked about how much material will be stored on site.

Mr. Shepard replied: About 5000 yards

Chairman M. Herde stated: If the Commission can do an individual site walk and we have not heard any response yet from our engineer.

The Shepard and Mr. McNamee left the meeting.

#### **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.

3. **(IW 16-101)** Town of Oxford, Great Oak Road, map 21, Block 61, L0 (awaiting discussion with selected contractor at 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)

#### **EXECUTIVE SESSION:**

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

**Jul-16**

7/5/2016 Phyllis Stone

241 Hogsback Rd

App for porch

Regular Meeting Min.  
October 11, 2016

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	
7/11/2016	Mt. Rd. Estates	805 Sage Hill	App for Residence
7/11/2016	Mt. Rd. Estates	805 Sage Hill	App for Residence
7/11/2016	BMC Property Rental	365 Christian St	Permit for Contractors Yard
7/11/2016	Ray Pyscho	78 Old Country Rd	Finish & rough bath in basement
7/12/2016	Ginny VanVeghten	248 Oxford Road	Retail bakery & Gift shop
7/12/2016	Kevin Deegan	3 Old Coach Road	Interior work
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
			App for Inground pool
7/18/2016	Michael Costantini	53 Rees Drive	App for Inground pool
7/18/2016	Adam Dobrovich	161 Freeman Rd	
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.	Permit for Pool, walkway, firepit & dock
		435 Roosevelt Drive	
7/25/2016	Steven Andrucci		Addition to second floor - No extension
7/25/2016	Amy Rohne	5 Buckskin Lane	App for shed/partial basement
		Oxford Town Center	
7/28/2016	Newtown Savings		Interior fit-up
7/28/2016	Pride Signs	170 Main Street	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	CO for Deck
		61 Quaker Farms Rd	
8/10/2016	Board of Ed/haynes		Scorboards
8/12/2016	Chris Zabetakis	280 Oxford Road	CO for Exterior of Newtown Savings
8/12/2016	David Gidgali	300 Oxford Road	Interior Fit up
8/15/2016	Sun Wind Solutions	81 Newgate Rd	Ground solar array

Regular Meeting Min.

October 11, 2016

8/15/2016	Price Chopper	140 Main Street 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 (Ground)
8/29/2016	Encon Environmental	17 Old Church Rd	Demo-Rebuild - No Extension
8/29/2016	Cory Richardson	lot 3a Fox Hollow	App for Site plan modification
8/30/2016	Entrepot BUI	7 Jem Woods	Hot Tub & Outdoor sink - No Ext
8/31/2016	Ron Artman	102 Seth Den Rd	Redo Old House to new house- No exte
8/31/2016	Kimp Properties		

**Sep-16**

9/1/2016	Charles Bartlett	670 Championship Dr	Roof over entrance- No extension
9/6/2016	Stihl	2 Patriot Way	Sign Permit No extension
9/6/2016	Price 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.
9/7/2016	Corbo Associates	695 Championship Dr	Pool
9/8/2016	David Pavio	47 West Street	Finish basement - No extension
9/9/2016	Charles Christianson	Riggs Street	Fee due for C.O.
9/13/2016	Timberlake Holdings	102 Seth Den Road	Fees due for application
9/13/2016	Scott Kimmer	170 Main Street	App for Residence Retail- No extension
9/13/2016	Oxford Town Ctr	33 Bee Mt. Road	App for deck extension
9/14/2016	AZ-Tech Buiders	75 Woodside Ave	remodel kitchen & Bath - No extension
9/14/2016	John Arnone	289/285 Chestnut tree Hill	App for Lot line revision
9/15/2016	Henry Bradley	322 Traditions Court	Finish basement - No extension
9/16/2016	Jeffery Dell	672 Championship	App for deck extension
9/19/2016	Michael Flanagan	548 Oxford Road	App for Pond dredge
9/19/2016	Robert Peck	196 Goodhill Road	Kitchen remodeling- No extension
9/19/2016	Robert Augelli	10 Robinson Lane	Permit for Contractors Yard
9/22/2016	Construction	7 Oakwood Drive	Interior renovation- No extension
9/22/2016	Christopher Nassal	300 Oxford Road	Nail Salon & Hair Salon
9/23/2016	Oxford Town Ctr	1 Patriots Way	C.O. for new building
9/26/2016	Stihl Corp	1 Wood Road	C.O.
9/26/2016	Heather Gazley	1 Jacks Hill Road	Internal build-out- no extension
9/26/2016	Veloce Engineering		

Regular Meeting Min.  
October 11, 2016

9/26/2016	Tyler Shamaly	91 Willenbrock Rd	Fitness Studio- Tenant Fit up
9/26/2016	Niall O'Neill	441 Oxford Road	Bar/Restaurant- No extension
9/29/2016	Pulte Homes	684 Championship Dr	C.O. for Residence
9/29/2016	Pulte Homes	686 Championship Dr	C.O. for Residence
9/29/2016	Pulte Homes	688 Championship Dr	C.O. for Residence
9/30/2016	Linda Fink	3 Scott Road	Deck Repair
9/30/2016	BMC Rentals	Donovan & Christian	Fee due for application

**CORRESPONDENCE:**

**OTHER BUSINESS:**

(IW 14-104) Letter sent to Mr. Vincent Recine on 8/5/16 regarding an access road or patch was constructed without a permit. (waiting for a restoration plan) All in favor **5-0**.

Mr. Recine stated: I have with me photos and a plan, probably not what your use to seeing but I will walk you thru this. There is a permit in the place for the doc but this is for the walkway down to the dock for which I do not have a permit for. (Pointing to the photos and plan and explained to the Commission what his restoration plan will be)

Mr. Recine stated: The draw down is at the end of October and that is the urgency of this because I would like to do be able to have permission for this during the draw down. The walk itself will be a mix of permeable materials and kind of stretch it down and place gravel on top as there is no way for me to take it away. This way it won't go anywhere.

The Chairman asked how does the Commission feel about millings in this area?

The Commission agreed they would like it taken out.

Mr. Recine replied: I have to way to take it out. I'm willing to leave it where it is and kind of mix it with gravel.

Chairman M. Herde stated: The problem is that by not taking it away, it will push off oils and eventually end up in the river. That's why there are piles of asphalt every because you can't use it. Its very hard to get rid of because its band everywhere.

Mr. Recine stated: I certainly did not have put it there with malice intent.

Chairman M. Herde replied: Oh we understand that. Especially in a loose format, it's still a volatile material. That's going to be your toughest point and I can see your making head way on the other stuff and that is the right direction but I believe the Commission is going to hold its ground on the millings.

Commissioner B. Richter asked how thick the layer was.

Chairman M. Herde replied: It's only a couple of inches thick.



Commissioner J. Lanier pointed out in the photos where the millings are getting pushed by runoff.

Mr. Recine asked: Is this any worse than what comes off of I 84?

Chairman M. Herde replied: It's just due to the fact that you're in a conservation easement.

Mr. Recine asked: Well, am I?

I.W.E. Officer A. Ferrillo stated: You got the 50' conservation easement in your yard.

Chairman M. Herde stated: The retaining wall is good. We just would like the roadway material removed. It's probably about 20 yards.

Mr. Recine replied: And what do I do, pay someone to take it? This is turning into a hardship. I really want it get it in this year, I don't want to wait till next year.

Chairman M. Herde stated: Well, that's what we are looking for and on the plan you don't have to be super detailed, especially as we all know where it is.

Mr. Recine stated: Ok so I will formalize these a little sharper and get back to you. I will also fill out the application and come back to the next meeting.

Chairman M. Herde stated: Just put on the plan as per roughed out already. Andy will scale this with you and come up with the area impacted.

I.W.E. Officer A. Ferrillo stated: It's probably 6' X 60' feet long.

Commissioner J. Lanier had concerns on marking anymore trees that will be cut.

Mr. Recine stated: There just may be one tree but I will identify on the plan.

Mr. Recine thanked the Commission and exited the meeting.

**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:**

**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. White*  
TOWN CLERK