



S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Oxford Conservation Commission Inland Wetlands Agency

REGULAR MEETING MINUTES

Tuesday, November 8, 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, November 8, 2016.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Chairman Michael Herde, Joe Lanier and Sue Purcella Gibbons

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

ABSENT: Commissioners Bill Richter and Ethan Stewart

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

AMENDEMENT TO AGENDA:

- **MOTION** made by **Commissioner J. Lanier** and seconded by **Commissioner S. Purcella Gibbons** to accept the amendment to the agenda to include the 2 following items: Commission discussion regarding marking and identifying open space trails and availability of funding.
- A correction on the application for the following should show the following: Macton Corporation, Fox Hollow Road, (Map 25, Block 18, Lot 7) (Fox Hollow Industrial Park) Site plan modification of permit from (IW 14-107) Commercial use, mixture of office, mfg and storage. Upland review area impact 48,775 sf. (Total acres 5.36 acres) **Total area of wetlands is 8,476 sf. Total wetland impact is 0.** All in favor **3-0.**

NEW BUSINESS:

1. **(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. (Individual site walks)

I.W.E. Officer A. Ferrillo stated: The report is not yet back from Mr. George Logan and he should have it ready for our next regular meeting.

Chairman M. Herde replied: Ok.

Chairman M. Herde asked the Commission: Any thoughts that if the environmental report leans toward a negative side that we may have to go to public hearing on this? Maybe keep an open mind on this.

I.W.E. Officer A. Ferrillo stated: We may have some time constraints on this.

I.W.E. Officer A. Ferrillo asked the Secretary when it was received.

Secretary D. Randall replied: It was physically received on September 20th and the Commission accepted this as a complete application on September 27th regular meeting. The rules are as followed:

65 days to commence the public hearing from date of receipt. 35 days to complete public hearing from commencement date and 65 days render a decision after completion (close) of hearing. Total Extensions during and after close of hearing NOT to exceed a TOTAL of 65 days. Clock starts the day of your next regular meeting even if it is cancelled.

Chairman M. Herde stated: Ok, so we will wait to hear on Mr. Logan's report.

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.
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)

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

MOTION made by Commissioner J. Lanier and Seconded by Commissioner S. Purcella Gibbons to accept the following 3 new applications as complete:

1. **(IW 16-134)** West Church Street, LLC, 25 Hogsback Road (Map 27, Block 59, Lot 6A & 12,22) total of 12.8 acres for proposed 4-Lot Subdivision. 1.30 acres of wetlands/watercourse.
2. **(IW 16-133)** Edward Magera, 66 Perkins Road. (Map 30, Block 69, Lot 214) Install a wetlands crossing & driveway. Total size 5.6 acres. \$580 permit fee received for activity in wetland.
3. Macton Corporation, Fox Hollow Road, (Map 25, Block 18, Lot 7) (Fox Hollow Industrial Park) Site plan modification of permit from (IW 14-107) Commercial use, mixture of office, mfg and storage. Upland review area impact 48,775 sf. (Total acres 5.36 acres) Total acres of wetland impact 8,476 sf.
All in favor **3-0**.

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	
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 Pysho	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	CO for Extension of deck
7/18/2016	Phyllis Darcy	122 Park Rd	CO for Residence
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	Drive	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	Center	Interior fit-up

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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
			CO for Grocery store
8/15/2016	Price Chopper	140 Main Street	
		48 Ancient Highway	
8/15/2016	Irene Guilherme		App for A/G pool
8/15/2016	Eilleen Chubat	11 Edwards Drive	App for Deck/shed
8/18/2016	Pulte Homes	707 Championship Drive	CO for Residence
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	Anthony Cocchiola	3 Riverview Rd	CO for Residence
8/18/2016	CT Residential	Lot #1 Dorman Rd	CO for Residence
8/23/2016	Newtown Pools	2 Kirkwood Drive	CO for I/G Pool
8/23/2016	TPA Design Group	Riggs Street	Permit for Assisted Living
			Solar Array (Ground)
8/29/2016	Encon Environmental	28 Silano Drive	Demo-Rebuild - No Extension
8/29/2016	Cory Richardson	17 Old Church Rd	App for Site plan modification
8/30/2016	Entrepot BUI	lot 3a Fox Hollow	Hot Tub & Outdoor sink - No Ext
8/31/2016	Ron Artman	7 Jem Woods	Redo Old House to new house- No exte
8/31/2016	Kimp Properties	102 Seth Den Rd	

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
	Price		
9/6/2016	chopper/propane	300 Oxford Road	Set of 4 cages for gas grill cylinder exch
		20-1 Old Country Rd	
9/7/2016	Darin Bouchard		App for Residence
		31 Fiddlehead Road	C.O.
9/7/2016	Corbo Associates		Pool
			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	

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9/13/2016	Scott Kimmer	102 Seth Den Road	App for Residence Retail- No extension
9/13/2016	Oxford Town Ctr	170 Main Street	App for deck extension
9/14/2016	AZ-Tech Builders	33 Bee Mt. Road	remodel kitchen & Bath - No extension
9/14/2016	John Arnone	75 Woodside Ave	App for Lot line revision
9/15/2016	Henry Bradley	289/285 Chestnut tree Hill	Finish basement - No extension
9/16/2016	Jeffery Dell	322 Traditions Court	App for deck extension
9/19/2016	Michael Flanagan	672 Championship	App for Pond dredge
9/19/2016	Robert Peck	548 Oxford Road	Kitchen remodeling- No extension
9/19/2016	Robert Augelli	196 Goodhill Road	
	McNamee		
9/22/2016	Construction	10 Robinson Lane	Permit for Contractors Yard
9/22/2016	Christopher Nassal	7 Oakwood Drive	Interior renovation- No extension
9/23/2016	Oxford Town Ctr	300 Oxford Road	Nail Salon & Hair Salon
	Stihl		C.O. for new building
9/26/2016	Corp	1 Patriots Way	C.O.
9/26/2016	Heather Gazley	1 Wood Road	Internal build-out- no extension
9/26/2016	Veloce Engineering	1 Jacks Hill Road	Fitness Studio- Tenant Fit up
9/26/2016	Tyler Shamaly	91 Willenbrock Rd	Bar/Restaurant- No extension
9/26/2016	Niall O'Neill	441 Oxford Road	C.O. for Residence
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	Deck Repair
9/30/2016	Linda Fink	3 Scott Road	
		Donovan & Christian	
9/30/2016	BMC Rentals		Fee due for application

Oct-16

10/3/2016	Newtown Pools	64 Old Country Road	App for I.G. Pool
10/3/2016	Richard Kopf	585 Roosevelt Drive	C.O. for Residential
10/5/2016	Prospect Pools	15 Apple Drive	App for I.G. Pool
10/11/2016	Chris Kelly	661 Championship Dr	App for addition to deck/patio
10/12/2016	Dollar Tree	300 Oxford Road	C.O. for foundation
	Mountain Rd	801 Sage Hill Road	
10/12/2016	Estates		App for Residence
10/17/2016	Charles W. Kindle	6 Split Rail Court	App for deck Extension
	Mountain Rd	805 Sage Hill Road	
10/19/2016	Estates		C.O. for Residence
	Mountain Rd	803 Sage Hill Road	
10/19/2016	Estates		C.O. for Residence
	Mountain Rd		
10/19/2016	Estates	192 Meadowbrook Road	App for Residence
			C.O. Bldg
10/19/2016	GoodWill	274 Oxford Road	Bathroom Remodeling
10/24/2016	Goodman Bldg Co	15 Silano Drive	New Use Tenant Fit-up
10/24/2016	Patriot Nutrition	316 Oxford Road	C.O. Bldg Phase 1
10/24/2016	Entrepot BUI	5 Fox Hollow	

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10/24/2016	Charles Curtis	639 Chestnut Tree Hill	App for Barn
10/24/2016	Earnie Nieves	7 Shagbark Drive	App for deck Extension
10/24/2016	Jeffrey Quagliata	125 Governors Hill Rd	App for I.G. Pool
	A-1		
10/24/2016	Pools	15 Larkey Road	App for I.G. Pool
10/24/2016	Riverside Cemetary	Freeman/Coppermine	App for Sign
10/24/2016	Paul Tozzolino	188 Governors Hill Rd	App for Barn
		19 Fiddlehead	
10/25/2016	Vincent Recine	Road	App for removal of millings
10/27/2016	Charles Curtis	639 Chestnut Tree Hill	additional fee due
	Oxford Town		Retail Internal fit
10/27/2016	Center	160 Main Street	up
10/28/2016	Craig Cordon	35 Old State Road	Bar
10/31/2016	Marianne Tkacz	9 Greenbriar Road	C.O. for addition
		43 Long Meadow	
10/31/2016	Margaret Bell	Rd	App for Residence

CORRESPONDENCE:

Secretary D. Randall passed out 2 letter for 2 commission members who are up for re-appointment by the Board of Selectman.

OTHER BUSINESS:

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

MOTION made by **Commissioner S. Purcella Gibbons** and **Seconded** by **Commissioner J. Lanier** to accept Regular meeting minutes of 10/25/2016. **Chairman M. Herde** abstained as he was not present at the last meeting. All in favor.

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 8:13 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 10:52
TOWN OF OXFORD, CT
Angela A. West
TOWN CLERK