



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, December 13, 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, December 13, 2016.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Joe Lanier and Sue Purcella Gibbons, 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): None

AMENDEMENT TO AGENDA: None

EXECUTIVE SESSION:

NEW BUSINESS:

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.

Siyan Cao, E.I.T (Civil One) Engineer for the applicant explained the recommendations that are complied with from the Town Engineer.

Chairman M. Herde stated: Ok. My suggestion for a condition would be that before the lots are sold that the rip rap be taken care of beforehand and that no sign off on the building permits on any of the properties until those conditions are met.

MOTION made by **Commissioner B. Richter** and seconded by **Commissioner S. Purcella Gibbons** to approve with conditions application (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. Condition for rip rap to be installed in the driveway before the lots are sold and no sign off on any building lot permits until conditions are met. Standard erosion and controls to be in place during and after construction. All in favor **5-0**.

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.

Mr. Magera (the applicant) was not able to attend but is accessible by phone.

The Commission reviewed the map.

Chairman M. Herde stated: Ok, it looks like the revised maps show the details the Commission was looking for and the Town Engineer has given us his final letter.

APPROVED with conditions:

MOTION made by **Commissioner J. Lanier** and seconded by **Commissioner S. Purcella Gibbons** to approve with a condition (IW 16-133) Edward Magera, 66 Perkins Road, Oxford with minimal impact to the wetland and upland review area new revised plan received on 11/28/16 showing details of the elevations and the amount of fill. Standard soil & erosion controls to be in place during and after construction. All in favor **5-0**.

Permit Expires: 12/13/2021

3. (IW 16-135) 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.

Siyuan Cao (Civil One) stated: I have the new revised plans in hard copy. I also emailed them to you earlier. Per the Town Engineers review we complied with all of the questions that the Commission had also. The Hazard Material statement is also on the plans that include no fuel stored on site.

I.W.E. Officer A. Ferrillo stated: There is an invoice for \$180.00 for the town engineer review.

Mr. McGonagle replied: Oh yes, I will send a check tomorrow for that.

MOTION made by **Commissioner E. Stewart** and seconded by **Commissioner B. Richter** to approve with conditions . **(IW 16-135)** 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. No direct impact to wetlands. Allow access on property to monitor the outflow. Town engineer invoice of \$180.00 shall be paid by the applicant. All in favor **5-0.**

OLD BUSINESS:

1. **Notice of Cease & Restore -10 Park Road violation (Ms. Tkacz)** (update on current litigation)

Attorney Micci has not yet gotten back to us as to what type of hearing the judge is looking for on this pending litigation.

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. (Individual site walks)

The Commission reviewed the environmental report received from George Logan.

Mr. Shepard explained all the revisions that the Commission asked for at the last regular meeting.

Chairman M. Herde stated: The engineering recommendations have all been complied with.

The Chairman asked the Commission if they had any questions.

Alan Shepard stated: A landscape plan was also added per the town engineers review comments and we will be getting rid of the invasives and there will be vegetation added to the slope.

Commissioner E. Stewart asked about the 6% when talking about the forebays and does that come from the Storm Water Quality Manual.

Mr. Shepard replied: No, basically it has to do with the slope on the property there. The grades are about 6% but we will have the restricted outlets over here (pointing to the map) this is a larger pipe than the water will allow and it's still a little bit oversized. There will be less velocity.

Commissioner J. Lanier asked about the mitigating of invasives with the soil there seems to be nothing there.

Mr. Shepard replied: There is a seed mix on the plan and they came up with the details with landscape architect.

Commissioner J. Lanier asked: How far in are going off the level spreader itself?

Mr. Shepard replied: Any area that is disturbed and obviously if we have to put more down there, we will. We agreed that we have to inspect and maintain the level spreader. This type of spreader has concentrated flows.

Chairman M. Herde asked: Are the details for the spreader on the map now?

Mr. Shepard replied: Yes

Commissioner J. Lanier asked about the record keeping.

Mr. Shepard replied: The record keeping will be kept on site, yes. If you want a copy, we can always send a copy over to you.

Commissioner E. Stewart asked about the reports on the discharge.

Mr. Shepard replied: You know for the bigger companies they do but for the little guys your not on the radar screen. You still have to get a discharge permit but the State is not driving around checking on it.

Chairman M. Herde asked: Is there anything on here regarding construction sequence?

Mr. Shepard replied: Yes, its on the map (pointing to the area on the maps) We have the construction sequence all here with building timing and long term maintenance and such.

Commissioner J. Lanier asked about fuel storage during construction.

Mr. Shepard replied: Yes, we will have it staked out and we are out there quite often during construction.

The Chairman asked if anyone had any more questions.

I.W.E. Officer A. Ferrillo stated: As far as Rema's report from George Logan, there was really nothing to add. The recommendations from the town engineer have been complied with. We do have 2 outstanding invoices to be paid.

MOTION made by **Commissioner S. Purcella Gibbons** to approve with conditions (IW 16-118) Dan McNamee, McNamee Construction Corp., 10 Robinson Lane, map 18, Block 30, Lot 18R. Proposed – Road, Bridge and utility rehabilitation construction. Approval will not be released until professional service invoices are paid in full within 7 days. No wetlands impact. **Seconded by Commissioner B. Richter.** All in favor 5-0.

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 Pyscho	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	CO for Residence
7/13/2016	Mt. Rd. Estates	804 Sage Hill	CO for Residence
7/13/2016	Mt. Rd. Estates	806 Sage Hill	App for Shed
7/14/2016	Bozena Szkurat	117 Shelton Road	CO for Pool
7/14/2016	Edward Green	1 Greenbriar	Copies of regulations
7/15/2016	Karen Griffin	11 Oxford Rd	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	Tenant fit up
7/21/2016	William Werner	308 Oxford Road	Permit for Pool, walkway, firepit & dock
7/21/2016	Corbo Associates	33 Fiddlehead Rd. 435 Roosevelt Drive	Addition to second floor - No extension
7/25/2016	Steven Andrucci	5 Buckskin Lane	App for shed/partial basement
7/25/2016	Amy Rohne	Oxford Town Center	Interior fit-up
7/28/2016	Newtown Savings	170 Main Street	Sign off for a sign
7/28/2016	Pride Signs	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

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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	Rd	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	Highway	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 Jern 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	31 Fiddlehead Road	App for Residence
9/7/2016	Corbo Associates	Road	C.O.
			Pool
9/8/2016	David Pavio	695 Championship Dr	Finish basement - No extension
9/9/2016	Charles Christianson	47 West Street	Fee due for C.O.
9/13/2016	Timberlake Holdings	Riggs Street	Fees due for application
		102 Seth Den Road	
9/13/2016	Scott Kimmer	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 Buiders	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
		322 Traditions Court	
9/16/2016	Jeffery Dell	Court	App for deck extension
9/19/2016	Michael Flanagan	672 Championship	

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9/19/2016	Robert Peck	548 Oxford Road	App for Pond dredge
9/19/2016	Robert Augelli McNamee	196 Goodhill Road	Kitchen remodeling- No extension
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 Stihl	300 Oxford Road	Nail Salon & Hair Salon 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	Fee due for application
9/30/2016	BMC Rentals		

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
10/12/2016	Mountain Rd Estates	801 Sage Hill Road	App for Residence
10/17/2016	Charles W. Kindle	6 Split Rail Court	App for deck Extension
10/19/2016	Mountain Rd Estates	805 Sage Hill Road	C.O. for Residence
10/19/2016	Mountain Rd Estates	803 Sage Hill Road	C.O. for Residence
10/19/2016	Estates	192 Meadowbrook Road	App for Residence
10/19/2016	GoodWill	274 Oxford Road	C.O. Bldg
10/24/2016	Goodman Bldg Co	15 Silano Drive	Bathroom Remodeling
10/24/2016	Patriot Nutrition	316 Oxford Road	New Use Tenant Fit-up
10/24/2016	Entrepot BUI	5 Fox Hollow	C.O. Bldg Phase 1
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 A-1	125 Governors Hill Rd	App for I.G. Pool
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 19 Fiddlehead Road	App for Barn
10/25/2016	Vincent Recine		App for removal of millings
10/27/2016	Charles Curtis	639 Chestnut Tree Hill	additional fee due

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10/27/2016	Oxford Town Center	160 Main Street	Retail Internal fit up
10/28/2016	Craig Cordon	35 Old State Road	Bar
10/31/2016	Marianne Tkacz	9 Greenbriar Road	C.O. for addition
10/31/2016	Margaret Bell	43 Long Meadow Rd	App for Residence

CORRESPONDENCE:

OTHER BUSINESS:

Informal discussion about development on a commercial property on Donovan Road that has a well established vernal pool.

The Commission also had a discussion on the trails grant application in progress.

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

The minutes were tabled till next meeting.

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 keeping us up to date.

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:37 p.m.
Seconded by Chairman M. Herde. All in Favor **5-0.**

Respectfully Submitted,

Denise Randall

Denise Randall

Administrative OCCIWA Secretary

17 JAN 19 PM 12:39
TOWN OF OXFORD, CT
Margaret A. Alcott
TOWN CLERK