



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, January 24, 2017

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, January 24, 2017.

**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 and I.W. E. Officer A. Ferrillo

**ABSENT:**

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):** None

**AMENDEMENT TO AGENDA:**

**MOTION** made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner B. Richter** to accept a discussion on a 2016/2017 budget. All in favor **5-0**.

**EXECUTIVE SESSION:**

**NEW BUSINESS:**

**OLD BUSINESS:**

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

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

1. **(IW 17-3)** Matt Dytko (Park Place subdivision) Park Road, Map 29, block 68, Lot 1-A, total size 9.52 acres, (2 residential lots), 0 wetland impact, 0 upland review impact.

Chairman M. Herde stated concerns about the water flow down the slope and wanted to make sure the Town Engineer addressed this issue.

I.W.E. Officer A. Ferrillo stated: I will call our town engineer (Jim Galligan) tomorrow to let him know.

**MOTION** made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner E. Stewart** to refer **(IW 17-3)** Matt Dytko (Park Place subdivision) Park Road, Map 29, block 68, Lot 1-back to the I. W. Enforcement Officer Andy Ferrillo to handle internally per town engineers recommendation. All in favor **5-0**.

2. **(IW 17-5)** 589 Investments, LLC, Towner Lane, 5-lot subdivision, Map 3, Lot 16) total size of site 63.48 acres. Upland review area impact 70,637 sq. ft.
3. **MOTION** made by **Commissioner S. Purcella Gibbons** to accept new application **(IW 17-5)** 589 Investments, LLC, Towner Lane, 5-lot subdivision, Map 3, Lot 16) total size of site 63.48 acres. Upland review area impact 70,637 sq. ft. Seconded by **Commissioner J. Lanier**. All in favor **5-0**.

The Chairman suggested a site walk in the near future for each Commission member to familiarize themselves with the property.

4. **(IW 17-4)** Steve Walsh Jr., Quaker Farms Road, (residential & Farmland) Map 13, Block 55, Lot 2A. Total size of acres 7.44, (29,000 sq. ft of wetland impact)
5. **MOTION** made by **Commissioner B. Richter** to accept new application **(IW 17-4)** Steve Walsh Jr., Quaker Farms Road, (residential & Farmland) Map 13, Block 55, Lot 2A. Total size of acres 7.44 (29,000 sq. ft of wetland impact) Seconded by **Commissioner S. Purcella Gibbons**. All in favor **5-0**.

**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

Regular Meeting Min.  
January 24, 2017

7/7/2016	Rochelle Modesti	4 Christopher Ct	App for inground pool with Deck
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
7/18/2016	Michael Costantini	53 Rees Drive	App for Inground pool
7/18/2016	Adam Dobrovich	161 Freeman Rd	App for Inground pool
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. 435 Roosevelt Drive	Permit for Pool, walkway, firepit & dock
7/25/2016	Steven Andrucci	Drive	Addition to second floor - No extension
7/25/2016	Amy Rohne	5 Buckskin Lane Oxford Town Center	App for shed/partial basement
7/28/2016	Newtown Savings	Center	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 61 Quaker Farms Rd	CO for Deck
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
8/15/2016	Price Chopper	140 Main Street 48 Ancient Highway	CO for Grocery store
8/15/2016	Irene Guilherme	Highway	App for A/G pool
8/15/2016	Eilleen Chubat	11 Edwards Drive	App for Deck/shed

Regular Meeting Min.  
January 24, 2017

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 Price	2 Patriot Way	Sign Permit No extension
9/6/2016	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. Pool Finish basement - No extension
9/7/2016	Corbo Associates		Fee due for C.O. Fees due for application
9/8/2016	David Pavo	695 Championship Dr	
9/9/2016	Charles Christianson	47 West Street	
9/13/2016	Timberlake Holdings	Riggs Street 102 Seth Den Road	App for Residence Retail- No extension
9/13/2016	Scott Kimmer		App for deck extension remodel kitchen & Bath - No extension
9/13/2016	Oxford Town Ctr	170 Main Street	App for Lot line revision Finish basement - No extension
9/14/2016	AZ-Tech Builders	33 Bee Mt. Road	App for deck extension
9/14/2016	John Arnone	75 Woodside Ave	App for Pond dredge
9/15/2016	Henry Bradley	289/285 Chestnut tree Hill 322 Traditions Court	Kitchen remodeling- No extension
9/16/2016	Jeffery Dell		
9/19/2016	Michael Flanagan	672 Championship	Permit for Contractors Yard Interior renovation- No extension
9/19/2016	Robert Peck	548 Oxford Road	Nail Salon & Hair Salon C.O. for new building
9/19/2016	Robert Augelli McNamee	196 Goodhill Road	C.O.
9/22/2016	Construction	10 Robinson Lane	Internal build-out- no extension
9/22/2016	Christopher Nassal	7 Oakwood Drive	Fitness Studio- Tenant Fit up Bar/Restaurant- No extension
9/23/2016	Oxford Town Ctr Stihl	300 Oxford Road	C.O. for Residence
9/26/2016	Corp	1 Patriots Way	C.O. for Residence
9/26/2016	Heather Gazley	1 Wood Road	C.O. for Residence
9/26/2016	Veloce Engineering	1 Jacks Hill Road	
9/26/2016	Tyler Shamaly	91 Willenbrock Rd	
9/26/2016	Niall O'Neill	441 Oxford Road	
9/29/2016	Pulte Homes	684 Championship Dr	
9/29/2016	Pulte Homes	686 Championship Dr	
9/29/2016	Pulte Homes	688 Championship Dr	

Regular Meeting Min.  
January 24, 2017

9/30/2016	Linda Fink	3 Scott Road	Deck Repair
9/30/2016	BMC Rentals	Donovan & Christian	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
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	125 Governors Hill Rd	App for I.G. Pool
10/24/2016	A-1 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
10/25/2016	Vincent Recine	19 Fiddlehead Road	App for removal of millings
10/27/2016	Charles Curtis	639 Chestnut Tree Hill	additional fee due
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:

Discussion by the Commission on 2016-2017 budget.

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

**MOTION** made by **Commissioner B. Richter** and **seconded** by **Commissioner J. Lanier** to accept the January 10, 2017 regular meeting minutes. All in favor **5-0**.

**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 awaiting notice from Attorney.

**MATTERS OF CONSERVATION:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner E. Stewart** to adjourn at 8:33 p.m.  
**Seconded** by **Chairman M. Herde**. All in Favor **5-0**.

Regular Meeting Min.  
January 24, 2017

Respectfully Submitted,

*Denise Randall*

Denise Randall

Administrative OCCIWA Secretary

17 FEB 21 PM 5:01  
TOWN OF OXFORD, CT  
*Margaret H. West*  
TOWN CLERK