



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, February 28, 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, February 28, 2017.

Meeting was called to order at 7:30 P.M. by Acting Chairman S. Purcella Gibbons

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Bill Richter and Ethan Stewart

STAFF: Also present: Denise Randall Administrative Secretary and I.W. E. Officer A. Ferrillo

ABSENT: Chairman M. Herde & Commissioner Joe Lanier

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS): None

AMENDEMENT TO AGENDA:

MOTION made by Commissioner E. Stewart and seconded by Commissioner B. Richter to accept the amendment to the agenda to add **(IW 17-13)** Stephen Walsh Jr., 387 Quaker Farms Road, Barn constructed without a permit. (Map 13, Block 55, Lot 3). All in favor 3-0.

MOTION made by **Commissioner E. Stewart** for a new application requiring acceptance for **(IW 17-13)** Stephen Walsh Jr., 387 Quaker Farms Road, Barn constructed without a permit. (Map 13, Block 55, Lot 3) .45 acre in the wetlands. **Seconded by Commissioner B. Richter.** All in favor 3-0.

EXECUTIVE SESSION:

NEW BUSINESS:

1. **(IW 17-5) Pheasant Run**, 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.

Siyaun Cao (Civil one Engineer) was present a quick overview of the revised plans. The proposal is for a 5 lot commercial/industrial subdivision with 2 detention ponds. The proposed road is about a town road and is about 1318 feet. We addressed all of Jim Galligan's comments below. Are there any questions?

Mr. Cao pointed out on the revised plan the area of the proposed road and other amendments.

Commissioner E. Stewart stated: I was out there this past weekend and I saw an area that was previously wetland flagged and was not picked up on this surveying and there was definitely running water. There area is near flag 74, which is the upper area and basically it runs across the right of way. It looked as though there were a couple of flags on the ground next to it but they were not on the map.

Mr. Cao replied: The entire wetlands have been re-flagged and the topography was also done after the flagging and all by our soil scientist.

Commissioner E. Stewart stated: There was a seep there and definitely running water coming from the ground and across the easement. There were flags that were old sort of surrounding the area.

Commissioner E. Stewart pointed to the area on the map.

Mr. Cao explained: Also in the west side, (pointing to the map) there is about 7000 square feet of disturbance leaving a reduction of 37%.

Commissioner E. Stewart asked: How close is the detention basin to the wetland at the bottom area?

Mr. Cao replied: We kept a buffer and the entire basin was designed as a wetland basin so its actually improving the area with high marsh and forebay area which will act as a constructed wetland.

Commissioner E. Stewart asked: Is it supposed to be like a wet bottom basin and just overflows during a certain type of rain storm?

Mr. Cao replied: This is constructed to the wetland.

I.W. E. Officer A. Ferrillo stated: We will wait for Mr. Galligan's (town engineer) on what you have just submitted and our next meeting is March 14th.



February 28, 2017

Michael Herde, Chairman
Inland Wetlands Watercourses Commission
Town of Oxford
486 Oxford Road
Oxford, Connecticut 06478



RE: Application IW 17-5
Pheasant Run Industrial Park
5-Lot Industrial Subdivision

Dear Mr. Herde,

We have received a review letter from James H. Galligan, P.E. of Nafis & Young dated February 17, 2017 for the above referenced project and have revised the plans based upon his recommendations. Enclosed please find two sets of revised plans for Pheasant Run Industrial Park with a revision date of February 28, 2017. Additionally, our responses to Mr. Galligan's comments are below:

C1) Please provide outlet invert elevations for influent pipes to Stormwater Renovation Areas A & B.

R1) Please refer to sheet C3.5 for the outlet invert elevations for the influent pipes.

C2) Easements will be required for drainage piping and detention basin in favor of the Town of Oxford.

R2) Please refer to sheets C2.0, C2.1, and C2.5 for the location of the drainage easement in favor of the Town of Oxford. The drainage easement was provided to the pipe discharging points over the drainage pipes and not the entire renovation areas due to the maintenance of stormwater renovation areas will be the responsibility of each lot owner.

C3) Please explain the variation in outlet protection between the standard rip rap splash pad at Stormwater Renovation Area A and the preformed scour hole at Stormwater Renovation Area B.

R3) Please refer to sheet C3.5 the only form of outlet protection that we propose in both renovation areas are modified rip rap pads.

C4) The detail titled "Detention Area B D-d" seems to indicate that natural grade on the outlet side of the detention basin is above the bottom elevation of the basin. Please explain how the basin will discharge to the receiving waters.

T 203 266 0778
F 203 286 4759
Cornerstone
Professional Park
Suite D-101
43 Sherman Hill Road
Woodbury, CT 06798
info@CIVIL1.com
www.CIVIL1.com



R4) Please refer to sheet C3.5 for the profile of the outlet pipe to see how the pipe will be able to daylight to the existing ground.

C5) Detention basin slopes of 2:1 are difficult to maintain. Consider revising the inside and outside slopes to 3:1 or greater.

R5) We concur. We have modified that slopes to be 3:1 only below the Emergency Spillway elevation.

C6) Please provide inverts of detention basin discharge outlet flared end sections.

R6) Refer to sheet C3.5 for the inverts of the detention basin discharge outlet.

C7) Please provide graded access to the bottom of the detention basins for maintenance equipment.

R7) Please refer to sheet C2.1 and C2.5 for the plan location and sheet C3.3 for the profile of the access drives to the renovation areas.

C8) Please explain how the "high marsh" and micropool system will work. Vector control issues should be discussed.

R8) The proposed stormwater renovation systems are designed as "Extended Detention Shallow Wetland" in accordance with CT DEEP 2004 Stormwater Quality Manual. Stormwater wetlands are constructed wetlands that incorporate forebays, marsh areas and permanent pools to provide enhanced stormwater treatment and attenuation of stormwater flows. Stormwater will first enter the sediment forebay, which provides pretreatment by settling out medium and coarse solids. Then stormwater will slowly filter through the high marsh area, and receive final treatment in a permanent micropool area. These will hold stormwater, allow it to cool and be exposed to vegetation for filtration & treatment. This design allows for the maximum water quality treatment of post development stormwater runoff. Stormwater wetlands will also provide suitable conditions for fish and frogs, which will eat mosquito larvae and limits vector populations.

C9) The detention basins provide a berm height of over 1.5 feet of freeboard above the 100-year pool elevation.

R9) We concur.

C10) Over 3,000 square feet of building #1 is located within the upland review area. Is the building layout required by specific user or can it be reduced so as not to be located within the upland review area?



R10) Building #1 layout is user specific and has not yet had a confirmed layout. The final size and shape are still yet to be determined. Final site plans will be prepared by the purchaser of each lot and an application for each individual lot will be made to the Wetland Commission.

Please feel free to contact us if you have any further questions.

Sincerely,
Civil 1

A handwritten signature in black ink, appearing to read "BJB", followed by a long horizontal line extending to the right.

Brian J. Baker, P.E.

2. (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)

Mr. Walsh was present and the commission did not have questions.

APPROVED with conditions:

MOTION made by **Commissioner E. Stewart** and **seconded** by **Commissioner B. Richter** to approve with a condition (IW 17-4) Stephen Walsh, 387 Quaker Farms Road, proposed residential & Farmland a 2-lot subdivision. No wetland impact. Standard soil & erosion controls to be in place during and after construction. All in favor **3-0**.
Permit Expires: 2/28/2022

OLD BUSINESS:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

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	Mountain Rd Estates	192 Meadowbrook Road	C.O. 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

Regular Meeting Min.
February 28, 2017

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

16-Nov

11/1/2016	Edward Magera	66 Perkins	Permit for Driveway
			Permit for subdivision
11/1/2016	J. Soss	25 Hogsback	CO for Residence
11/2/2016	Pulte Homes	690 Championship	CO for Residence
11/2/2016	Pulte Homes	692 Championship	CO for Residence
11/2/2016	Pulte Homes	694 Championship	CO for Residence
11/4/2016	Macton Corp	Lot 7 Fox Hollow	Permit for site plan mod
11/7/2016	John Peterson	54 Towantic Hill Road	App for shed
11/7/2016	Glendale at Oxford	8 Rowland Farm Road	App for Residence
		10 Rowland Farm	
11/14/2016	Glendale at Oxford	Rd	App for Residence
		12 Rowland Farm	
11/14/2016	Glendale at Oxford	Rd	App for Residence
		14 Rowland Farm	
11/14/2016	Glendale at Oxford	Rd	App for Residence
11/15/2016	Quarry Walk	Main St	Sign
11/15/2016	Gary Franco	5 Pine Street	App for Barn
11/15/2016	Jeff Quagliata	125 Governors Hill Rd	CO for Deck
11/16/2016	Mountain Rd Estates	203 Meadowbrook Rd	App for Residence
11/16/2016	Mountain Rd Estates	205 Meadowbrook Rd	App for Residence
11/21/2016	John K Fitzgerald	lot 1 5 Lantern Rd	CO for Residence
		220 Hogsback	
11/21/2016	Joseph Ungrady	Road	Build one wall
11/21/2016	Roses Family Rest	35 Old State Road	Extension of Use
			addition with closing in flat roof sitting area
11/28/2016	Todd Orner	17 Silva Terrace	Add showing to exist 1/2 Bath Laundry r
11/28/2016	Lawrence Cole	126 Pisgah Road	Tenant Fit Up/ Use Permit
11/30/2016	Roland Bomova	340 Oxford Road	
11/31/2016	Bozena Szkurat	117 Shelton Road	CO for Barn

Dec-16

12/1/2016	M.D. Collins, Inc.	154 Main Street	Tenant fit-up
12/1/2016	Tyler Shamaly	6 Benson Road	Industrial/personal Training Studio
12/01/2016	Michael Ferrari	55 Barry Road	Roof & Dormer

Regular Meeting Min.
February 28, 2017

12/7/2016	Stephen Kest	318 Oxford Road	Use Permit (Dentist Office)
12/8/2016	Breza Builders	17 Kyle Kourt	Finished Basement
12/14/2016	Charles Kindle	35 Old State Rd	Interior Fit up
12/16/2016	Pulte Homes	711 Championship Dr	CO Residence
12/16/2016	Pulte Homes	709 Championship Dr	CO Residence
12/22/2016	Pulte Homes	Unit 113 Championship	Residence
12/22/2016	Pulte Homes	Unit 114 Championship	Residence
12/22/2016	Master Branis	325 Riggs Street	Interior Fit up
			CO
12/22/2016	Oxford Town Ctr	300 Oxford Road	Retail
12/22/2016	Oxford Town Ctr	144 Main Street	CO for Commercial Bldg
12/22/2016	Oxford Town Ctr	150 Main Street	CO for Commercial Bldg
12/22/2016	Oxford Town Ctr	154 Main Street	CO for Commercial Bldg
12/22/2016	Oxford Town Ctr	160 Main Street	CO for Commercial Bldg
12/22/2016	Oxford Town Ctr	170 Main Street	CO for Commercial Bldg

Jan-18

1/4/2017	Abounegner	25 Towner Lane	2nd floor addition
1/6/2017	Roses Family Rest Jeff	35 Old State Rd	CO for Extension of use
1/9/2017	Doran	300 Oxford Road	Sign for Supercuts
1/11/2017	Purdy	693 Championship Rd	Alteration to basement
1/11/2017	David Rich	39 Perry Lane	Inground Pool
			Interior Alteration, no extension
1/17/2017	Jeff Gallagher	205 Riggs Street	Deck Extension
1/18/2017	Karen Gardner	645 Championship Dr	Permit for 2-lot subdivision
1/20/2017	James Dytko	Lot 1-A Park Road	Permit for 2-lot subdivision
1/20/2017	Stephen Walsh	Lot 2-A Quaker Farms Rd	Permit for 5-lot subdivision
1/20/2017	Earthworks Excavat	Towner Lane	Enclosed porch- no extension
1/23/2017	Michael Ferrari	55 Barry Road	App for Deck Ext
1/23/2017	R/A Stanton & Co. Gemma Power	17 Bowers Hill Rd	
1/24/2017	System	Woodruff Hill Road	Storage Tent
1/25/2017	James Toth	209 Riggs Street	CO for Residence
		5 Cedarstone	
1/30/2017	Emily Haynes	Road	CO for Residence
1/30/2017	Jeffrey Doran	170 Main Street	Sign for Quarry Walk

CORRESPONDENCE:

OTHER BUSINESS:

Small discussion regarding the Town Wide Clean up for April.

ACCEPTANCE OF APPROVAL MINUTES & CORRECTIONS TO MINUTES (IFANY):

MOTION made by **Commissioner E. Stewart** and **seconded** by **Commissioner B. Richter** to accept the January 14, 2017 regular meeting minutes. All in favor **3-0**.

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 8:18 p.m.
Seconded by **Commissioner B. Richter**. All in Favor **3-0**.

Respectfully Submitted,



Denise Randall
Administrative OCCIWA Secretary

17 APR 10 AM 10:02
TOWN OF OXFORD, CT
TOWN CLERK
Denise Randall