



TOWN OF OXFORD

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

Oxford Conservation Commission / Inland Wetlands Agency

Special Meeting Minutes

April 17, 2017

7:00 pm, Oxford Town Hall, room B

Special IW meeting was called to order by Chairman M. Herde at 7:00 pm

Attendance roll call by Chairman Michael Herde

Present Commission members: Commissioner Ethan Stewart; Commissioner Bill Richter, Commissioner Sue Purcella Gibbons, Joe Lanier

Staff: Denise Randall –Administrative Secretary and Enforcement Officer Andy Ferrillo

Absent: None

Chairman M. Herde stated: This is a special meeting called to be held regarding (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.
I would like the Commission to state their comments either positive or negative.

Present is Curt Jones (Civil one Engineer), Mark Oczkowski (owner of property) and Siyaun Cao (Civil one Engineer) David Lord (Soil Scientist).

Correspondence received from Nafis & Young and Mr. Edward Pawlak and an email from Commissioner Ethan Stewart were exchanged.

A discussion on possible changes in the building sizes, changes of the layout of the lots and each lot will have to come in individually for a re-application to the Commission and there also may be more environmental review on the site in the future.

The Chairman asked about the road layout.

Commissioner Joe Lanier expressed his thoughts.

Curt Jones and Mr. Cao discussed the road layout and pointed to areas on the map.

Commissioner E. Stewart discussed the road detention basin and his concerns.

Chairman M. Herde stated why ideally he would like to see the other lots be more conservative.

Commissioner B. Richter agreed.

Commissioner S. Purcella also agreed.

Chairman M. Herde stated: I would like to see these detention ponds moved back further but we understand that your trying to leave room for development. Maybe on the other lots if you can go a little more conservative on this.

Chairman M. Herde asked if there is anything else from the applicant.

None stated.

APPROVED with conditions:

MOTION made by **Commissioner S. Purcella Gibbons** to approve for **(IW 17-5) Pheasant Run**, 589 Investments, LLC, Towner Lane, 5-lot subdivision, Map 3, Lot 16) The Oxford Conservation/Inland Wetlands Conservation Commission after due consideration at a **Special Meeting** held on April 17, 2017 voted to approve the following in regards to **(IW 17-5) Pheasant Run**, 589 Investments, LLC, Towner Lane, 5-lot subdivision, Map 3, Lot 16) total size of site 63.48 acres with following conditions:

1) To approve the road as proposed in the revised maps dated **April 11, 2017** along with the 2 proposed detention ponds necessary for the road construction, in relation to this, the Commission requests that the applicant give due consideration to moving the detention pond on Lot #1 further back from the wetland area. Reason for approval is no direct impact to the wetlands.

2) In regards to the proposed 5 lots within the subdivision the Commission requires individual submissions for approval of each lot. No representation is herein made as to the building size or other factors on each lot. The Commission further requires that the applicant give due consideration to the facts and recommendations necessary for protection of the environmentally sensitive areas within and immediately adjacent to this subdivision, such facts and recommendations are outlined in the Connecticut Eco systems review and the report of Mr. James H. Galligan P.E. of Nafis & Young Town engineers dated 4/17/17. All standard erosion controls apply. **Seconded by Commissioner B. Richter.** All in favor **5-0.**

Permit expires 4/17/2022

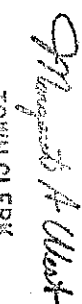
Adjournment:

Motion to adjourn at 7:28 p.m. made by **Commissioner Susan P. Gibbons**, seconded by **Commissioner B. Richter**, voted **5-0**.

Respectfully submitted,



Denise Randall
Administrative Secretary

17 APR 25 PM 3:03
TOWN OF OXFORD, CT

TOWN CLERK