



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, May 9, 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, May 9, 2017.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Ethan Stewart, Joe Lanier, Sue Purcella Gibbons, Bill Richter

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

ABSENT: None

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 the amendment to the agenda to add 1 item for discussion for new business (IW 17-61) Jolynn Volpe, 19 Scott Road proposed floating dock. All in favor 5-0.

A small discussion regarding the above application.

MOTION made by **Chairman M. Herde** and seconded by **Commissioner J. Lanier** to refer the following new business back to the Enforcement Officer for review on application (IW 17-61) Jolynn Volpe, 19 Scott Road proposed floating dock. All in favor **5-0**.

EXECUTIVE SESSION:

NEW BUSINESS:

OLD BUSINESS:

1. (IW 17-28) Garden Homes, site plan modification for residential units (Lots 2, 2B & 2A) (124-Unit Residential).

I.W.E. Officer A. Ferrillo Jr. stated: The site manager came in and we explained that they have permission to cut trees and grub and he figured that he will be done in another week. They will be getting their silt fence up. They also want to buy the home next door. They still need approval from W.P.C.A. and approval from the Fire Marshall regarding natural gas.

Chairman M. Herde asked what was being modified.

I.W.E. Officer A. Ferrillo replied: This is what the Judge ordered and really didn't have anything to do with wetlands at all except notifying us. Changes on the driveways, in and out and all of this was gone over by the Attorneys. I walked the site with the site manager and we came upon the old oak tree on the property which was discussed 10 years ago and he remembered that this tree needs to be kept on the property.

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	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

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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	
		Road	
10/25/2016	Vincent Recine		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	
		Rd	
10/31/2016	Margaret Bell		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	
		Rd	
11/14/2016	Glendale at Oxford		App for Residence
		12 Rowland Farm	
		Rd	
11/14/2016	Glendale at Oxford		App for Residence
		14 Rowland Farm	
		Rd	
11/14/2016	Glendale at Oxford		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	
		Road	
11/21/2016	Joseph Ungrady		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
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 subdivison
1/20/2017	James Dytko	Lot 1-A Park Road	Permit for 2-lot subdivison
1/20/2017	Stephen Walsh	Lot 2-A Quaker Farms Rd	Permit for 5-lot subdivison
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 Road	
1/30/2017	Emily Haynes	170 Main Street	CO for Residence
1/30/2017	Jeffrey Doran		Sign for Quarry Walk

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner E. Stewart** and seconded by **Commissioner S. Purcella Gibbons** to table the April 11, 2017 regular meeting minutes. All in favor voted 5-0.

ENFORCEMENT OFFICER :

I.W.E. Officer A. Ferrillo stated: I checked on Tetlak and there was a little bit of a blow out on the silt fence.

Commissioner J. Lanier stated: Maybe we should send notice out to all the open sites to make sure they check everything before this new rainstorm hits.

Commissioner members all agreed.

Chairman M. Herde agreed and stated with all of this consistent rain that would be a good idea.

Chairman M. Herde stated: Regarding Tetlak, we have to make sure that they don't ask for their bond back with all of these soil and erosion issues.

I.W.E. Officer A. Ferrillo replied: I will talk to Jim Hliva tomorrow.

Commissioner B. Richter asked the Enforcement Officer to check out Meadowbrook with some concerns.

Commissioner J. Lanier had concerns about the Power Plant with the rain storm event on its way.

A discussion of ensued.

Commissioner J. Lanier asked how the Library site was doing.

I.W.E. Officer stated: It's going well, they sweep the road often, they keep it contained and built a nice detention pond next to the Lily Park which will catch most of the water.

Commissioner J. Lanier stated: We should probably notify everyone to make sure they have soil and erosion controls in place before this storm comes.

Commissioner S. Purcella Gibbons stated: Maybe we should have an email blast to all of the open sites.

The Commissioner members all agreed.

COMPLAINT/CONCERN:

**REPORTS ON SEMINARS, INSPECTIONS, and OTHER MEETINGS SCHEDULED OR
ATTENDED NEWSPAPER ITEMS & P & Z MINUTES:**

OTHER ITEMS OF CONCERN:

Commissioner J. Lanier discussed a budget line item for Ash trees.
Commissioner J. Lanier also discussed the run in Rockhouse Hill taking place.

**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. (Update on litigation on 3/28/2017)

I.W.E. Officer A. Ferrillo stated: We have asked the attorney to ask the Judge for a continuance on the hearing from May 16th to June 13th which is a meeting night. We will wait to hear from them before sending out notice.

The Commission agreed.

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:26 p.m.
Seconded by **Commissioner J. Lanier**. All in Favor **5-0**.

Respectfully Submitted,



Denise Randall

Administrative OCCIWA Secretary

17 JUN -9 PM 3:12
TOWN OF OXFORD, CT
Theresa H. West
TOWN CLERK