



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, June 27, 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, June 27, 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, Bill Richter

STAFF: Also present: Denise Randall Administrative Secretary and I.W. E. Officer A. Ferrillo, Attorney Gene Micci –Special Council

ABSENT: Commissioner S. Purcella Gibbons

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS): None

AMENDEMENT TO AGENDA:

MOTION made by **Commissioner Joe Lanier** and seconded by **Commissioner B. Richter** to accept the amendment to add (IW 17-130) Scott Volpe & Jolynn Volpe- 19 Scott Road, Clean out pond for shore swimming & add beach sand. All in favor **5-0**.

EXECUTIVE SESSION:

NEW BUSINESS:

1. **(IW 17-105)** Oxford Towne Center, 304 Oxford Road (Residential access Road for Quarry Walk and a portion to be included in the Quarry Walk Development area) (Total acres 1,438 sq. ft., Upland review area impact – 23,086 sf., Wetlands impact 0)
2. **(IW 17-111)** Pheasant Run (Knapp Real Estate) Lot 5, Pheasant Run Business Park, proposed Industrial Building (Total acres of Wetlands – 194,906 sf., Upland Review area impact – 15,998 sq.ft., Wetlands impact- 0 sf.
3. **(IW 17-112)** 589 Investments, LLC, Lot 2R, Pheasant Run Industrial Park, (Re-subdivision of Lot 2R) Total acres of Wetlands -110974 sf., Upland Review Area Impact – 0, Wetlands impact – 0.
All in favor **5-0**.

Mr. Siyuan Cao (Civil One Engineer) is present for both (IW 17-111) and (IW 17-112) and stated I will start with (IW-17-112) 589 Investments, LLC, Lot 2R (Knapp Real Estate) conceptual plan. We are really not changing anything on lot 2, we are keeping the same limit of disturbance, keeping the same size detention pond and the only thing we have is to subdivide the lot into 2 smaller lots and the impervious area will be about 20% smaller.

I.W.E. Officer A. Ferrillo asked: So we will get the plan individually?

Mr. Cao replied: Yes, these are all conceptual at this time.

Chairman M. Herde stated: Ok so there is some sort of reduction there with the 20% less. I would of like to have seen them pull it back more at this point (Pointing to the map) I'm a little surprised that the line of activity didn't go back.

Mr. Cao replied: We are coming in for conceptual purpose only for showing the client the future subdivided lot.

I.W.E. Officer A. Ferrillo Jr. asked: If we are understanding this correctly, your splitting that lot in half and you did reduce some of the impact, however, you understand that the Commission, when they come back with the individual lots may want it pushed back more?

Mr. Cao replied: Yes.

I.W.E. Officer A. Ferrillo Jr. stated: So that could happen on the next one.

Chairman M. Herde agreed and added: Yes, now that this is in the concept and here was the one time to put their best foot forward and it didn't come out the way the Commission asked.

Commissioner B. Richter asked: We can still do when they come in right?

Chairman M. Herde replied: Yes, but it just gets harder each time because we approved the conceptual, which we did in the first place and we said next time you come back in, pull it back and here we are the next time and it didn't get held back. I think this is the opportunity now rather then later.

Mr. Cao stated: Last time we agreed because it was just a detailed site plan and now it's a subdivision.

Commissioner J. Lanier stated: Well I think the concern is that you're putting buildings here at the good of selling it to someone but then if we want it to move further up, it's going to be harder versus coming in now.

I.W.E. Officer A. Ferrillo Jr. stated: Maybe you should take it back and see if there is anything you can do to further reduce.

Chairman M. Herde agreed: Yeah, I mean obviously the Commission didn't know that this was going to come back in for a re-subdivision when we had the initial discussion and we said the next time this plan comes in, we would like to see you come back farther away. My concern is that when it comes in for a final site plan and you're going to show those same setbacks and we are going to have a hard time saying you should go further back.

I.W.E. Officer A. Ferrillo Jr. stated: One of the biggest concerns in the environmental study is that one right there because that is the closest to that brook and there is a potential for the greatest impact.

Chairman M. Herde agreed

Mr. Cao stated: The idea we have is to maximize the lot and with the customer, to my understanding this, they only need 10,000 sq. ft. for the building and we show 12,000 sq. ft. so it's very likely we can pull back.

Commissioner J. Lanier asked: Then why don't we show that 10,000 sq. ft. building instead of the 12,000 sq. ft.

I.W.E. Officer A. Ferrillo Jr. asked: Are we talking smaller buildings and pushed closer to the road?

Chairman M. Herde replied: You know I'm not too worried about the size of the buildings; I'm worried about the distance to the impact. The activity line. If we can draw that back and start showing some difference there because I thought the Commission was very lenient on rest of the subdivision.

I.W.E. Officer A. Ferrillo Jr. asked: Are you talking about the sediment trap?

Chairman M. Herde stated: Well usually your sediment trap is going to be closer to your wetlands anyway, right. But the rest of the activity can maybe be pulled back.

Mr. Cao stated: Last time we agreed to move everything up during the final site plan but we didn't really expect...

Chairman M. Herde added: Just the fact that it came in for a subdivision, I think our chance is to do it now rather than later. When we let it go the first time, we thought boy that's going to be hard, when someone comes in and they want to buy the lot and they would say why can't we go that far, it's shown on the conceptual plan and now here we are with a second conceptual plan which shows the same area.

Commissioner B. Richter asked: How far do you want this up?

Chairman M. Herde replied: I don't know, I think it's up to the applicant to show us what's feasible without destroying the quality of the lots.

Chairman M. Herde asked if the Commission was in agreement with this.

Mr. Cao stated: At this time, we have to get through Planning & Zoning as it requires a public hearing.

I.W.E. Officer A. Ferrillo Jr. stated: Part of the problem is to that the Commission really extended themselves by approving that road with the configuration you had and we took a big risk on that one.

Chairman M. Herde agreed and stated: With the environmental study the recommendations and you guys came in as applicants saying we really want to get going on these, work on this first and we will go in for more detail on these and now that time has passed it seems your coming in with almost the same thing. I would like to see what you can do with the conceptual plan and I understand your trying to show the customer.

Mr. Cao stated: It's very easy to reduce the disturbance and again this is all conceptual for future sites.

I.W.E. Officer A. Ferrillo Jr. stated: The problem is, you want to your applicant the maximum that he can do this and we don't want him going back saying "hey I want that building on that lot" and we are going to say no. So we don't want you to give someone a false impression.

Chairman M. Herde stated: Yes, and this is almost better that it did happen this way that you want to now subdivide it. We will wait until the next meeting then.

(IW 17-111) Pheasant Run (Knapp Real Estate) Lot 5, Pheasant Run Business Park, proposed Industrial Building (Total acres of Wetlands – 194,906 sf., Upland Review area impact – 15,998 sq.ft., Wetlands impact- 0 sf.

I.W.E. Officer A. Ferrillo Jr. stated: This is the one where a few of us walked to check where they wanted to make the additional cuttings maybe Joe or Bill can talk on the results of the walk in the easement.

Commissioner J. Lanier stated: In the easement they want to remove additional trees and its fairly limited its only about 5 to 10 ft. maximum in some areas, it's a very small area. (Joe pointed to the area on the map) It does slope upwards and here (pointing to map) its all rock and stone walls in this area and in that area my question was on the drainage and whether there will be check dams along the way down because I guess its going to be vegetated?

Mr. Cao replied: Yes.

Commissioner J. Lanier asked: This is all gravel on the top at the back?

Mr. Cao replied: Yes.

Chairman M. Herde added: Yes, it seems an awful big area of gravel.

Commissioner J. Lanier asked: My question is, is that swale going to be sufficient if that all eventually turns to asphalt?

Chairman M. Herde replied: Probably not. We had discussed that there probably should be some very clear markings on the maps and the record that any further paving or impervious surface will have to come in for a re-application.

I.W.E. Officer A. Ferrillo stated: I believe what Curt said on the site that they plan no paving back there it was all going to be process.

Chairman M. Herde asked: But what happens when the next company comes in?

I.W.E. Officer A. Ferrillo replied: Well its part of the approval.

Chairman M. Herde stated: I just want to make sure that's clear.

Mr. Cao explained how the swale will work and how it has enough capacity.

I.W.E. Officer A. Ferrillo stated: Other than that Galligan sent us his final letter.

Commissioner E. Stewart asked about oil/water separators.

Commissioner J. Lanier had concerns about fuel spills and fuel storage and is the grading suitable for the swale?

The Commission had more concerns regarding the type of treatment.

Mr. Cao assured there will be no vehicle washing.

Chairman M. Herde stated: We are going to have to have more correspondence from the town engineer on this. We can ask him if this is an adequate system and is it consistent with our previous approvals. I'm sure it works accordingly to storm water guidelines but I'm not sure it's consistent with prior approvals. I would also like to have a note on the plan that any additional impervious surface included but not conclusive for paving.

Chairman M. Herde stated: We will double check with our engineer and the next meeting is July 11th.

(IW 17-105) Oxford Towne Center, 304 Oxford Road (Residential access Road for Quarry Walk and a portion to be included in the Quarry Walk Development area) (Total acres 1,438 sq. ft., Upland review area impact – 23,086 sf., Wetlands impact 0)

Nathan Kershman (Langdon Engineering) stated: I'm here to represent Kyle Bogardus (Langdon Engineering who was not able to be here regarding the residential access road for Quarry Walk and based on the I/W Commission comments and the town engineer comments I believe this alternate plan which is different from the prior plan. There are now no direct wetland impacts and the pavement will be brought back to a 2 acre parcel. Upland review area is about ½ acre impact. (Pointing to the map)

I.W.E. Officer A. Ferrillo replied: There has been no issues, no real big activity over there. No mud coming out at all.

Chairman M. Herde reminded Kathy Eckstrom to make sure they are always checking the silt fences that seem to come down all of the time.

MOTION made by **Commissioner E. Stewart** and **seconded** by **Commissioner J. Lanier** to forward the fees from the last application that was not fully processed and just receive the \$130 basic fee and any accumulated engineering fees. All in favor **5-0**.

(IW 17-130) Scott Volpe & Jolynn Volpe- 19 Scott Road, Clean out pond for shore swimming & add beach sand. All in favor **5-0**.

I.W.E. Officer A. Ferrillo stated: Mr. Volpe would like to remove 120 sq. ft of material.

The Commission discussed a little and stated we will act on this at the next meeting.

OLD BUSINESS:

Violation- Chick Sienna, 297 Oxford Rd (Kurt Lee Products) cutting brush in a flood zone

Mr. & Mrs. Sienna are present to discuss a violation and stated: I brought these photos with me to show you basically where we started and how we wanted to make it look better, to clean it up. I just want you all to know that I didn't sneak over to do this, it was just to basically clean it up. These photos were from 18 years ago. Not a lot has changed, we moved the gas tank to around the back.

Chairman M. Herde stated: The feeling from the Commission is to make something look good isn't always the wisest choice. Nine out of 10 applicants always say, I made it look better because a wetland doesn't always look great. One the edge or in the end of a wetland doesn't always look great to everybody. We are looking for protection of a wetland but also safety of a community because it's a river. I believe what we said last time when you were here and the time before, if you leave it alone, your less likely to lose that piece of property because eventually that river is going to rip thru your property and it will move and you can't move it back and you guys can lose a half acre of land and be on the other side of the river. So clearing this brush, not just from our point of view, but from your point of view is totally the wrong way to go. Our problem is that this is the second time and we have the minutes from last time and we have the minutes from the previous meeting in 2007 and I was here. The discussion was don't do it and I thought we had an agreement then.

Mr. Sienna stated: If you have the minutes, then I will be honest with you I believe you but I don't remember.

Chairman M. Herde stated: We don't have super detailed minutes but we do have the letter sent regarding clear cutting the area on the property.

The Chairman M. Herde read the letter and the minutes.

Mrs. Sienna asked: What do you want us to plant there?

Chairman M. Herde replied: We would really like wetland species of either bushes or trees.

Mr. Sienna stated: I did try trees on the edge and they wound up down the river at one point.

Chairman M. Herde replied: Because it's been mowed over all these years and we have to get it to a point where trees come in and this brush is key to getting the next story of everything in. It's a graduated thing, the grass has little roots, the bush has bigger roots and the trees have bigger roots, it takes years to grow it but if you keep knocking down this brush, I can almost guarantee your going to lose a piece of your property.

Mr. Sienna stated: The brush is probably 3 times more than what we had.

Chairman M. Herde added: The whole idea was to let the brush grow and this will lock everything in here and then you will get trees and that's what key to locking everything in. I'm not sure where to go from here.

Mr. Sienna explained that he hydro seeded.

I.W.E. Officer A. Ferrillo stated: That will all be ripped out. Cutting everything was the worst thing you could have done.

Chairman M. Herde stated: You need something with good root structure, let native wetlands species grow back in.

Mrs. Sienna asked which type of plants.

I.W.E. Officer A. Ferrillo stated: You should have a landscape plan in place.

The Commission discussed types and natural vegetation and understory. You need father time to take over. Every time you take something out it affects the people downstream.

Mr. Sienna stated: Ok, I will get some information on this and get back to you.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

Apr-17

Apr-17	Julian Colletti	443 Oxford Road	Remodel room to bedroom
4/3/2017	Oxford Board of Ed	144 Oxford Road	Fit Up
4/3/2017	Pulte Homes	713 Championship	C.O. Resident
4/3/2017	Pulte Homes	715 Championship	C.O. Resident
4/3/2017	Stephen Walsh	387 Quaker Farms	C.O. Barn
4/5/2017	Veloce Engineering	1 Jacks Hill Road	Internal build out
4/5/2015	Veloce Engineering	1 Jacks Hill Road	Internal fit out
4/6/2017	Wasikowski Law Firm	441 Oxford Road	Office space
4/10/2017	Adam Kayfus	8 Charter Oak	App for Inground Pool
4/10/2017	Kevin Tymon	5 Anna Drive	App for Garage
4/10/2017	Garden Homes	Hurley Road	Site Plan modification
4/10/2017	K & W Construction	365 Christian Street	Office Tenant Fit up
4/11/2017	Pulte Homes	702 Championship Dr	App for Residence

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4/11/2017	Pulte Homes	704 Championship Dr	App for Residence
4/11/2017	Pulte Homes	706 Championship Dr	App for Residence
4/11/2017	Pulte Homes	708 Championship Dr	App for Residence
4/11/2017	Pulte Homes	723 Championship Dr	App for Residence
4/11/2017	Pulte Homes	725 Championship Dr	App for Residence
4/11/2017	Pulte Homes	727 Championship Dr	App for Residence
4/11/2017	Pulte Homes	721 Championship Dr	App for Residence
4/11/2017	Pulte Homes	729 Championship Dr	App for Residence
4/11/2017	Pulte Homes	710 Championship Dr	App for Residence
4/11/2011	Entrepot BUI, Inc.	7 Fox Hollow	Interior mezzanine
4/17/2017	Ryan Wyatt	20 Tram Drive	App for Shed
4/17/2017	Chris Kelly, LLC	709 Championship Dr	Home Office
4/18/2017	Waskio Remodeling	10 Aspetuck Lane	2 Bathroom renovations
4/18/2017	Nobility Nail & spa	156 Main Street	CO Office tenant fit up
4/18/2017	Peter Garguilo	77 Peach Farm Rd	App for Shed
4/20/2017	Pulte Homes	1000 Championship Dr	App for Residence
		1009 St Andrews Dr	
4/20/2017	Pulte Homes	1001 St Andrews Dr	App for Residence
4/20/2017	Pulte Homes	1005 St Andrews Dr	App for Residence
4/20/2017	Pulte Homes	1007 St Andrews Dr	App for Residence
4/20/2017	Pulte Homes	712 Championship Dr	App for Residence
4/20/2017	Pulte Homes	714 Championship Dr	App for Residence
4/20/2017	Pulte Homes	716 Championship Dr	App for Residence
4/20/2017	Pulte Homes	718 Championship Dr	App for Residence
4/24/2017	Rita Simmons	90 Rolling Hills Road	App for deck
4/24/2017	Maryellen Weisz	575 Chestnut Tree Hill	App for stairs and landing
4/26/2017	Egidio Dicocco	11 Autumn Road	App for Inground Pool
4/26/2017	Dennis Cordona	37 Cortland Place	App for Garage
4/26/2017	Mark Prosnick	1 Hilltop Ridge	App for porch

May-17

5/1/2017	Robert Clark	573 Inverness Court	App for Deck Extension
5/1/2017	Herde Construction	6 Georges Hill Road	Bathroom remodeling, no extension
5/2/2017	Mount Road Estates	205 Meadowbrook Rd	C.O. for Residence
5/2/2017	Woodland Church	63 Ancient Hwy	Build steeple
5/2/2017	Kapura General Contr	340 Oxford Road	Interior repairs
5/2/2017	Mount Road Estates	203 Meadowbrook Rd	C.O. for Residence
5/2/2017	Merideth Hallgren	94 Coppermine Road	App for A/G Pool
5/4/2017	Elias Koutikas	36 Old Country Road	App for I/G Pool
5/4/2017	Mount Road Estates	807 Sage Hill Road	App for Residence
5/8/2017	Chris Kelly	202 Flagstick Court	App for Deck Extension
5/8/2017	Jolyn Volpe	19 Scott Road	App for floating Dock
5/8/2017	Daniel Cretella	19 Nancy Lynn Lane	App for A/G Pool

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5/8/2017	Edward Leary	6 Hart Court	App for Shed
5/8/2017	Nate Wilcox	38 Jenny Lane 2	App for Shed
5/10/2017	Noreen Parsons	17 Thorson Road	Replace Existing Deck, no extension
		581 Roosevelt	
5/10/2017	Richard Kopf	Drive	App for accessory Bldg.
		6 High Ridge	
5/15/2017	Richard Link	Terrace	Alteration of deck, no extension
5/15/2017	Dan Feminella	4 Wisteria Lane	App for Deck Extension
5/15/2017	Sean Seibert/Eagle Scout	Rockhouse Hill	Kiosks
	Fab Fashions &		
5/16/2017	Consign	23 Oxford Road	Tenant Fit-up
5/16/2017	Mount Road Estates	801 Sage Hill Road	C.O. for Residence
		1002 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1004 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1006 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1008 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1010 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1035 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1037 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1039 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1041 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
		1043 St. Andrews	
5/16/2017	Pulte Homes	Dr	App for Residence
5/17/2017	Ronald Bonito	8 Aspetuck Drive	Replace Existing Deck, no extension
5/17/2017	Bob Pettinella	6 Anthony Pond Rd	C.O. for Barn
5/17/2017	Gary Dritschler	4 Lantern Ridge Rd	C.O. for Barn
		66 Chestnut Tree	
5/17/2017	Karen Blanchette	Hill	C.O. for Shed
5/22/2017	Pulte Homes	1079 Augusta Drive	App for Residence
		213 Moose Hill	
5/22/2017	TH Moore & Sons	Road	Cover Existing deck with roof
5/22/2017	Pulte Homes	1077 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1073 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1071 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1069 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1067 Augusta Drive	App for Residence
5/22/2017	John & Noemi Lloyd	195 Meadowbrook	Finish Basement
5/22/2017	Pulte Homes	1065 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1063 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1061 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1059 Augusta Drive	App for Residence
		583 Putting Green	
5/22/2018	Naomi Mohr	Ln	App for Screen porch
5/22/2017	Pulte Homes	1057 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1055 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1053 Augusta Drive	App for Residence

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5/22/2017	Pulte Homes	1051 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1049 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1047 Augusta Drive	App for Residence
5/22/2017	Pulte Homes	1045 Augusta Drive	App for Residence
5/22/2017	589 Investments	Pheasant Run 10 Old Country Road	Permit for Industrial Lot
5/23/2017	Steve Somoncic	12 Wychwood Lane	C.O. for Inlaw
5/29/2017	Sydmo Construction	265 Park Road	App for Deck Extension
5/30/2017	Timothy Ditko	267 Park Road	App for Residence
5/30/2017	Matthew Ditko	35 Reality Road	App for Deck Extension
5/30/2017	Digiorgi Roofing	4 Newsome	App for Shed
5/30/2017	Paul Kichar	114 Pisgah Road	Remodel a deck, no extension
5/31/2017	Bari Meka		

Jun-17

6/1/2017	Steven Erdman	424 Quaker Farms Rd	App for Rebuild Residence
6/5/2017	Chris Kelly	79 Dog Leg Court	App for deck
6/5/2017	Meadowbrook Estate	179 Meadowbrook Rd	C.O. for Residence
6/5/2017	Oxford Town Center	304 Oxford Road	Permit for Residential Access Road
6/5/2017	John Garcia	1 Wisteria Lane	App for A/G Pool
6/5/2017	David Madden	11 Dutton Road 24 Fiddlehead Road	App for Shed
6/5/2017	Brian Knies	11 Deerwood Road	App for Gazebo
6/5/2017	Russell Remodeling	28 Ancient Highway Lot 5, Pheasant Run	app for Deck extension
6/6/2017	Christa Ventura	Lot 2R Pheasant Run	App for Pool/Shed/deck
6/8/2017	Knapp Real Estate	6 Charles Road	Permit for Industrial Building
6/8/2017	589 Investments	19 Rowland Farm Rd	Permit for re-subdivision
6/12/2017	Suzanne Macero	21 Rowland Farm Rd	C.O. for Deck
6/14/2017	Mark Covino	17 Rowland Farm Rd	App for Residence
6/14/2017	Mark Covino	16 Rowland Farm Rd	App for Residence
6/14/2017	Mark Covino	24 Highland Road	App for Residence
6/14/2017	Mark Covino	696 Championship	App for addition
6/14/2017	Ken Hogan	698 Championship	C.O. Residence
6/14/2017	Pulte Homes	700 Championship	C.O. Residence
6/14/2017	Pulte Homes	522 Traditions Court	C.O. Residence
6/19/2017	Anthony DiSantis	20 Tram Drive	Deck Extension
6/19/2017	Ryan A. Wyatt	10 Charles Road	App for Shed
6/19/2017	Hire a Firefighter, LLC	1033 Turnberry Court	Deck Replacement -no extension
6/20/2017	Pulte Homes	1031 Turnberry Court	App for Residence
6/20/2017	Pulte Homes	1029 Turnberry Court	App for Residence
6/20/2017	Pulte Homes	1027 Turnberry Court	App for Residence
6/20/2017	Pulte Homes	1025 Turnberry	App for Residence
6/20/2017	Pulte Homes		App for Residence

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		Court	
6/20/2017	Pulte Homes	1023 Turnberry Court	App for Residence
6/20/2017	Pulte Homes	1019 Turnberry Court	App for Residence
6/20/2017	Pulte Homes	1015 Turnberry Court	App for Residence
6/20/2017	John Mele	28 Old Farm Road	App for Deck
6/20/2017	Jolyn Volpe	19 Scott Road	Pond Cleaning
		12 Wychwood Road	
6/20/2017	Sydmo Construction		app for Deck extension
6/20/2017	Nicholas Fratalone	59 Bee Mt. Road	App for shed
			Restructure front deck/ resurface rear extension
6/26/2017	Linda Scoralick	4 Nancy Lynn Lane	
	Christopher		
6/26/2017	Oczkowski	581 Chestnut Tree Hill	C.O. Pool/deck
6/26/2017	Tom Beard	149 Newgate Road	app for Deck extension
6/28/2017	Mountain Road Est	213 Meadowbrook Rd	App for Residence
			C.O.
6/28/2017	Paul Massey	309 Fairway Drive	deck
6/28/2017	American Signcrafters	84 Oxford Road	Sign

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 June 13, 2017 regular meeting minutes. All in favor voted 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. (Update on litigation on 3/28/2017)

Chairman M. Herde stated: At our last meeting which was a special meeting on 6/13/17 the Commission authorized town counsel for a motion to deny the application for 10 Park Road violation which is in front of us now. If the Commission wishes to read this over now to see if it's of their satisfaction.

Attorney Micci asked the Chairman if he can speak.

Chairman M. Herde replied: Yes, absolutely.

Attorney Micci stated: I just want to get on the record that we were here 2 weeks ago today at the request of Judge Hiller. Judge Hiller's specific order was that we reconstruct and re-state the evidence of the hearing that was taken 2 years ago when we issued the denial. We conducted a hearing 2 weeks ago and there were remarks by the applicant, our own engineer and basically reconstructing that which had been put forward in the earlier denial. After the hearing was concluded, the Commission made findings and facts. I was here when the findings and facts were discussed. The document before you was drafted by Attorney Olson and I think he did an excellent job in setting forth the findings and facts which you made, which you will vote on today, which not only states our position, but states our position as it was with the original denial was entered. So with that, its now up to the agency as to whether or not you want to make a motion to deny the application based upon the decision that you have before you.

Chairman M. Herde stated: Ok, as stated at the previous meeting the Wetlands Commission found that there was significant impact to the wetlands and that there were feasible and prudent alternatives and the if the Commission is on board we can make a motion.

MOTION made by Commissioner Joe Lanier and I move that we deny the Application, in accordance with the written Decision dated June 27, 2017, which I incorporate in this motion by reference to deny application (IW-12-82) Ms. Vicki Tkacz, 10 Park Road into a motion by

reference. I move that we deny the Application, in accordance with the written Decision dated June 27, 2017, which I incorporate in this motion by reference.

MATTERS OF CONSERVATION:

Motion made by **Chairman Mike Herde** and seconded by **Commissioner Bill Richter** to go into a Conservation Commission discussion on the Plan of Conservation for the Town of Oxford. All in favor **5-0**.

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 9:04 p.m.
Seconded by Commissioner J. Lanier. All in Favor **5-0**.

Respectfully Submitted,

Denise Randall
Denise Randall
Administrative OCCIWA Secretary

17 SEP -5 PM 3:44
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK