



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, August 22, 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, August 22, 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, Susan Purcella Gibbons

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 amendments to add (IW 17-178) Gary Hylinski, Alagille Properties, 29 Oxford Road, (Owner of property is Bill Lund) proposed hair salon/retail total rebuild of building Discussion on 205 Christian Street, cutting trees in wetlands (Attempts to contact Mr. Kirkhoff was negative) Discussion on mapping costs for Tetlak Park. All in favor **5-0**.

EXECUTIVE SESSION:

OLD BUSINESS:

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

I.W.E. Officer A. Ferrillo stated: I was told they can do the site work and the detention ponds but I'm not sure how much further the Judge was letting them move forward. They are not going to have power for at least 3 months and they still need sewer and water. I would think not until spring. Its all up to the judge.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

Motion made by **Commissioner S. Purcella Gibbons** and **seconded by Commissioner B. Richter** to accept 3 new applications **(IW 17-168)** Charles T. Curtiss, 646 Chestnut Tree Hill Rd, proposed single family home, Map 31, Block 11, Lot 10. Total size - 4.433 acres, (Wetlands impact – 0) (Upland review area impact- 60,985 sq. ft.) **(IW 17-168)** Stephen Walsh Jr. 387 Quaker Farms Rd, Map 13, Block 55, Lot 3, Storage barn, wetlands impact – 0, (Upland review area impact – 30 sq. ft.) **(IW 17-178)** Gary Hylinski, Alagille Properties, 29 Oxford Road, (Owner of property is Bill Lund) proposed hair salon/retail total rebuild of building. All in favor **5-0**.

NEW BUSINESS:

(IW 17-168) Charles T. Curtiss, 646 Chestnut Tree Hill Rd, proposed single family home, Map 31, Block 11, Lot 10. Total size - 4.433 acres, (Wetlands impact – 0) (Upland review area impact- 60,985 sq. ft.)

A small discussion ensued regarding the above application and the Commission expressed concerns regarding the culvert on the property and wanted to make sure that the Town Engineer checks this area.

CORRESPONDENCE:

OTHER BUSINESS:

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

ENFORCEMENT OFFICER :

205 Christian Street (filling in a wetland)

I.W.E. Officer A. Ferrillo stated: Commissioner J. Lanier has before and after photos of this property which is clear that he has taken down trees in the wetland area. (pointing to photos) The Commission discussed walking the property own their own and sending a letter to the owner. Commissioner J. Lanier discussed the google earth pictures from a couple of years ago and the current photo which clearly shows that the area was filled in.

I.W.E. Officer A. Ferrillo discussed a bill from Bryan Nesteriak for another \$4,000 more on surveying the northern boundaries on the Sommer's property for open space purposes. He has been already paid \$2900.

The Commission discussed other options.

I.W.E. Officer A. Ferrillo toured the power plant and discussed.

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:

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 buildout
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

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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
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	
4/20/2017	Pulte Homes	Dr	App for Residence
		1001 St Andrews	
4/20/2017	Pulte Homes	Dr	App for Residence
		1005 St Andrews	
4/20/2017	Pulte Homes	Dr	App for Residence
		1007 St Andrews	
4/20/2017	Pulte Homes	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
		6 Georges Hill Road	
5/1/2017	Herde Construction		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
		94 Coppermine Road	
5/2/2017	Merideth Hallgren	36 Old Country Road	App for A/G Pool
5/4/2017	Elias Koutikas		App for I/G Pool
5/4/2017	Mount Road Estates	807 Sage Hill Road	App for Residence

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

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	App for Shed
		24 Fiddlehead	
		Road	
6/5/2017	Brian Knies		App for Gazebo
6/5/2017	Russell Remodeling	11 Deerwood Road	app for Deck extension
6/6/2017	Christa Ventura	28 Ancient Highway	App for Pool/Shed/deck
		Lot 5, Pheasant	
		Run	
6/8/2017	Knapp Real Estate		Permit for Industrial Building
6/8/2017	589 Investments	Lot 2R Pheasant Run	Permit for re-subdivision
6/12/2017	Suzanne Macero	6 Charles Road	C.O. for Deck
		19 Rowland Farm	
6/14/2017	Mark Covino	Rd	App for Residence
		21 Rowland Farm	
6/14/2017	Mark Covino	Rd	App for Residence
		17 Rowland Farm	
6/14/2017	Mark Covino	Rd	App for Residence
		16 Rowland Farm	
6/14/2017	Mark Covino	Rd	App for Residence
6/14/2017	Ken Hogan	24 Highland Road	App for addition
6/14/2017	Pulte Homes	696 Championship	C.O. Residence
6/14/2017	Pulte Homes	698 Championship	C.O. Residence
6/14/2017	Pulte Homes	700 Championship	C.O. Residence
		522 Traditions	
		Court	
6/19/2017	Anthony DiSantis		Deck Extension
6/19/2017	Ryan A. Wyatt	20 Tram Drive	App for Shed
6/19/2017	Hire a Firefighter, LLC	10 Charles Road	Deck Replacement -no extension
		1033 Turnberry	
6/20/2017	Pulte Homes	Court	App for Residence
		1031 Turnberry	
6/20/2017	Pulte Homes	Court	App for Residence

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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 Court	App for Residence
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
6/20/2017	Sydmo Construction	12 Wychwood Road	app for Deck extension
6/20/2017	Nicholas Fratalone	59 Bee Mt. Road	App for shed
6/26/2017	Linda Scoralick	4 Nancy Lynn Lane	Restructure front deck/ resurface rear extension
6/26/2017	Christopher 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
6/28/2017	Paul Massey	309 Fairway Drive	C.O. deck
6/28/2017	American Signcrafters	84 Oxford Road	Sign

Jul-17

7/5/2017	Kevin Mullen	43 Cortland Place	App for Inground pool
7/5/2017	Victor Rosado	18 Deerwood Road	App for Residence
7/5/2017	Corey Cirillo	5 Lantern Ridge Road	App for Barn
7/6/2017	Eric Raspet	23 White Gate Road	App for addition with indoor pool
7/7/2017	Herde Construction	6 Georges Hill Rd	C.O. -no extension
7/7/2017	Robert Weiner	Roosevelt Drive	Trailer Under the Rock
7/10/2017	Geoffrey English	6 Cortland Place	App for addition to outbuilding
7/10/2017	Lee Clifford	16 Nancy Lynn Lane	App for A/G pool & Deck
7/10/2017	Joseph Dargenio	221 Good Hill Road	C.O. for Residence
7/12/2017	John Mazza	34 Wedge Hill Road	app for deck Replacement
7/12/2017	Jeff Weaver	94 Oxford Road	App for pool deck
7/12/2017	Unknown	unknown	Copy
7/12/2017	Stephen Onofrio	125 Hawley Road	app for deck Replacement
7/17/2017	Ryan Solanch	20 Wyant Road	Addition- no extension
7/17/2017	Corbo Associates	33 Fiddlehead Rd	C.O. for Residence
7/17/2017	Mountain Rd Estates	207 Meadowbrook Rd	C.O. for Residence

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7/19/2017	Howard Russ	571 Oxford Road	Copies
7/24/2017	John Santoro	162 Newgate Road	App for Garage for storage
7/24/2017	Bryan Finch	14 N. Mark Drive	App for shed
7/24/2017	Julianna James	1 Evergreen Lane	C.O. for Garden Shed
7/27/2017	BBL Enterprises	319 Riggs Street	C.O. Addition
		583 Putting Green	
7/31/2017	Alan Mohr	La	C.O. Screened Deck
		1013 Turnberry	
7/31/2017	Pulte Homes	Court	App for Residence
		1011 Turnberry	
7/31/2017	Pulte Homes	Court	App for Residence
7/31/2017	Pulte Homes	720 Championship Dr	App for Residence
7/31/2017	Pulte Homes	722 Championship Dr	App for Residence
7/31/2017	Pulte Homes	724 Championship Dr	App for Residence
7/31/2017	Pulte Homes	726 Championship Dr	App for Residence
7/31/2017	Pulte Homes	728 Championship Dr	App for Residence
7/31/2017	Pulte Homes	730 Championship Dr	App for Residence
7/31/2017	Pulte Homes	732 Championship Dr	App for Residence
	Pulte		
7/31/2017	Homes	734 Championship Dr	App for Residence
		583 Putting Green	
7/31/2017	Alan Mohr	La	C.O. for Screen porcht-no extension

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 application denied at 6/27/17 regular meeting)

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:49 p.m.
Seconded by **Commissioner S. Purcella Gibbons**. 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. Clark
TOWN CLERK