



S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Oxford Conservation Commission / Inland Wetlands Agency**

**REGULAR MEETING MINUTES**

Tuesday, September 12, 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, September 22, 2017.

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

**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:** Chairman Michael G. Herde

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):** None

**AMENDMENT TO AGENDA:**

**EXECUTIVE SESSION:**

**OLD BUSINESS:**

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

**NEW BUSINESS:**

1. **(IW 17-178)** Gary Hylinski, Alagille Properties, 29 Oxford Road, (Owner of property is Bill Lund) proposed hair salon/retail total rebuild of building.

Mr. Hylinski was present and gave to the Commission the most recent site plan on the property that he intends to re-build and this will be is hair salon. He explained some of the drainage in the parking area.

I.W.E. Officer A. Ferrillo stated: We have not yet heard from our engineer yet regarding the drainage in the proposed parking area and therefore this will have to continue to the next meeting which is September 26<sup>th</sup>.

Acting Chairman S. Purcella Gibbons asked if anyone had any questions.

None.

2. **(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.)

Gary Giordano (Engineer for above application) stated: I just received these comments from the town engineer today and I haven't yet had a chance to reply to them. I'm here to listen to any comments from the Commission.

3. **(IW 17-176)** 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.)

Mr. Walsh (applicant at 398 Quaker Farms Road) was present to propose storage barn which will be used agriculturally for hay equipment. The driveway is gravel with an easy access into the barn.

Commissioner J. Lanier asked if any oils or fuel would be stored.

Mr. Walsh stated: No fuel storage.

Mr. Joe Lanier asked: Will there be any herbicides stored?

Mr. Walsh replied: No. I use fertilizer in the spring but when I buy it, I use it all.

Commissioner B. Richter asked: Are you going to put all your hay in it?

Mr. Walsh replied: No actually it's in my father's barn.

I.W.E. Officer A. Ferrillo stated: This is an agricultural barn.

Acting Chairman S. Purcell Gibbons stated: We can put this in a motion.

Acting Chairman S. Purcell Gibbons asked if anyone had any questions.

None stated.

**MOTION** made by **Commissioner B. Richter** and **seconded** by **Commission J. Lanier** to approve (IW 17-176) 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.) with the following conditions: No storage of chemicals which include herbicides. All in favor **4-0**. Permit expires 9/12/2022.

**NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):**

1. (IW 17-182) Walter Archer III, 306-328 Oxford Road, construct municipal sanitary sewer line in Rte 67 ROW, (Temp Wetlands impact – 50 sq ft) (Upland review area temporary disturbance - 4000 sq. ft.) (\$500 fee received)
2. (IW 17-183) John J. D'Ambruoso, 60 , Map 4, Block 42, Lot 8 A, propose re-dig of farm pond, Total square feet of area 1,260, wetlands impact – , (Upland review area impact – sq. ft.) (Basic fee received)

**MOTION** made by Commissioner Joe Lanier and **seconded** by **Commissioner E. Stewart** to accept the following 2 applications (IW 17-182) Walter Archer III, 306-328 Oxford Road, construct municipal sanitary sewer line in Rte 67 ROW, (Temp Wetlands impact – 50 sq ft) (Upland review area temporary disturbance - 4000 sq. ft.) (\$500 fee received) (IW 17-183) John J. D'Ambruoso, 60 , Map 4, Block 42, Lot 8 A, propose re-dig of farm pond, Total square feet of area 1,260, wetlands impact – , (Upland review area impact – sq. ft.) (Basic fee received) All in favor **4-0**.

**CORRESPONDENCE:**

**OTHER BUSINESS:**

Secretary Denise Randall stated: The Annual CACIWAC meeting is scheduled for Saturday, November 18<sup>th</sup> if anyone is interested, please let me know.

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

**MOTION** made by **Commissioner J. Lanier** and **seconded** by **Commissioner E. Stewart** to accept the minutes for August 22,2017. All in favor **4-0**.

**ENFORCEMENT OFFICER :**

205 Christian Street (filling in a wetland)

I.W.E. Officer A. Ferrillo stated: There has been 2 phone calls placed to Mr. Kirkhoff and voice messages left with no return phone call from him. A letter has been drafted up but not sent just yet. We will give him another call and invite him to the next regular meeting on September 26<sup>th</sup>.

**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**

<b>Apr-17</b>	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
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

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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
5/8/2017	Chris Kelly	202 Flagstick Court	App for Deck Extension
5/8/2017	Jolyn Volpe	19 Scott Road	App for floating Dock
		19 Nancy Lynn Lane	
5/8/2017	Daniel Cretella		App for A/G Pool
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
5/10/2017	Richard Kopf	581 Roosevelt	App for accessory Bldg.

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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 Residence
5/30/2017	Digiorgi Roofing	4 Newsome	App for Deck Extension
5/30/2017	Paul Kichar	114 Pisch Road	App for Shed
5/31/2017	Bari Meka		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	11 Deerwood Road	App for Gazebo
6/5/2017	Russell Remodeling	28 Ancient Highway	app for Deck extension
6/6/2017	Christa Ventura	Lot 5, Pheasant Run	App for Pool/Shed/deck
6/8/2017	Knapp Real Estate	Lot 2R Pheasant Run	Permit for Industrial Building
6/8/2017	589 Investments	6 Charles Road	Permit for re-subdivision
6/12/2017	Suzanne Macero	19 Rowland Farm Rd	C.O. for Deck
6/14/2017	Mark Covino	21 Rowland Farm Rd	App for Residence
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 addition
6/14/2017	Ken Hogan	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	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 Court	App for Residence
6/20/2017	Pulte Homes	1023 Turnberry Court	App for Residence
6/20/2017	Pulte Homes	1019 Turnberry	App for Residence

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		Court	
		1015 Turnberry	
6/20/2017	Pulte Homes	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	
6/20/2017	Sydmo Construction	Road	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
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
		23 White Gate	App for addition with indoor pool
7/6/2017	Eric Raspet	Road	
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
		16 Nancy Lynn	
7/10/2017	Lee Clifford	Lane	App for A/G pool & Deck
7/10/2017	Joseph Dargenio	221 Good Hill Road	C.O. for Residence
		34 Wedge Hill	
7/12/2017	John Mazza	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
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

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7/31/2017	Pulte Homes	1011 Turnberry 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
7/31/2017	Pulte Homes		
7/31/2017	Homes	734 Championship Dr	App for Residence
7/31/2017	Alan Mohr	583 Putting Green 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) (Return of record received by judge on 7/7/2017)

#### MATTERS OF CONSERVATION:

#### ADJOURNMENT:

**MOTION** made by **Commissioner E. Stewart** to adjourn at 8:27p.m.  
**Seconded by Commissioner Bill Richter.** All in Favor 4-0.

Respectfully Submitted,

Denise Randall  
Administrative OCCIWA Secretary

17 OCT 18 AM 11:43  
TOWN OF OXFORD, CT  
*Denise Randall*  
TOWN CLERK