



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, November 14, 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, November 14, 2017.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Mike Herde, Ethan Stewart, Bill Richter, Joe Lanier

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

ABSENT: Commissioner Susan Purcella Gibbons

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS): None

AMENDEMENT TO AGENDA:

MOTION made by **Commissioner J. Lanier** and **seconded by B. Richter** to accept the amendment to the agenda for the following for discussion: **(IW 17-192)** RS Site and Sports – Lot 2RA Pheasant Run Road, Pheasant Run Business Park, (proposed Fitness Club Center and Warehouse) Map 3, Lot 16, (Total Acres of wetlands = 1.3 acres) (Wetlands Impact = 0) (Upland Review Area impact in sq. ft. = 15,940) (Presentation was 10/10/17, waiting on report from Rema Ecological and town engineer) All in favor **4-0.**

EXECUTIVE SESSION:

OLD BUSINESS:

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(IW 17-192) RS Site and Sports – Lot 2RA Pheasant Run Road, Pheasant Run Business Park, (proposed Fitness Club Center and Warehouse) Map 3, Lot 16, (Total Acres of wetlands = 1.3 acres) (Wetlands Impact = 0) (Upland Review Area impact in sq. ft. = 15,940)



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Michael Herde, Chairman
Inland Wetlands Watercourses Commission
Town of Oxford
486 Oxford Road
Oxford, Connecticut 06478

RE: Pheasant Run Industrial Park – Lot 2RB
Conservation Easement Restriction

Dear Mr. Herde,

In response to verbal comments received from the Oxford Inland Wetlands Commission concerning the footprint of the proposed future construction on Lot 2RB we have prepared a plan outlining the proposed conservation easement to be placed over Lot 2RB to promote future protection of the surrounding wetlands and watercourses.

This easement line protects the entirety of the 100' upland review area.

As part of the development of the site plan for Lot 2RA, B&B Engineering has designed a Stormwater Renovation Area that is sized to accommodate the stormwater runoff from Lot 2RA and approximately one half of the stormwater runoff from the improvements on Lot 2RB. This is outlined in the report entitled "Storm Water Management Analysis" prepared for RS Site and Sports by B&B Engineering, last revised October 17, 2017.

It is our professional opinion that the remainder of the stormwater runoff from the future improvements on Lot 2RB can be adequately detained and treated using subsurface infiltration chambers within the portion of the property that remains outside of the proposed conservation easement and that the proposed easement is acceptable as shown on the preliminary plan entitled "Preliminary Easement Map", dated November 14, 2017.

Please feel free to contact us if you have any further questions.

Sincerely,

CIVIL1
A handwritten signature in black ink, appearing to read "Emily M. Jones", written over the printed name.

Emily M. Jones, P.E.

T 203 266 0778
F 203 266 4769

Cornerstone
Professional Park
Suite D-101
43 Sherman Hill Road
Woodbury, CT 06798
info@CIVIL1.com
www.CIVIL1.com

The Commission discussed the response from Civil one.

Mark Ozckowski discussed the conservation easement needed from Curt Jones (Civil One) to protect the wetlands on the property.

MOTION made by **Commissioner E. Stewart** and **seconded by Commissioner B. Richter** to approve with conditions **(IW 17-192)** RS Site and Sports – Lot 2RA Pheasant Run Road, Pheasant Run Business Park, (proposed Fitness Club Center and Warehouse) Map 3, Lot 16, (Total Acres of wetlands = 1.3 acres) (Wetlands Impact = 0) (Upland Review Area impact in sq. ft. = 15,940) Revised maps received should be filed with the town clerk with the conservation easement. All in favor **4-0**.

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

NEW BUSINESS:

(IW 17-199) McNamee Construction Corp, 10 Robinson Lane, propose 20ft wide driveway to access rear property. (Wetlands impact =2500 sq. ft.) Upland Review Area = 28,800 sq. ft.)

An extension letter was received on November 14, 2017 from Alan Shepard, P.E. (Nowakowski, O'Bymachow, Kane & Associates)

A small discussion ensued regarding the type of culvert






Chairman M. Herde stated: I would like page 57 of this book titled "An Inland Wetlands Commissioners Guide to Site Plan Review" to be part of the record to refer this to the applicant.

I.W.E. Officer A. Ferrillo stated: We will send this information from this book to the applicants engineer tomorrow.

Please see below:

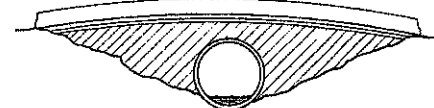
Crossings

There are a number of methods which may be used to address a wetlands or stream crossing. Each involves different costs or benefits; the value of the wetland and the cost of adopting the more protective crossing method are factors in deciding which alternative is prudent. Impacts to the site to consider include:

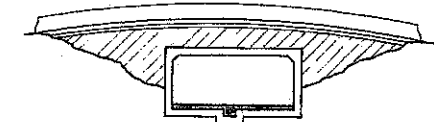
-  Extent of disturbance (clearing, excavation, filling, staging)
-  Rates of discharge/hydrologic considerations
-  Fish passage/aquatic values
-  Wildlife passage/riparian habitat
-  Recreational or other significant riparian values



■ Existing Riverbed



■ Piped crossing with fill
(may be appropriate for intermittent watercourse)



■ Box culvert with low flow channel
(may be appropriate for stocked streams)

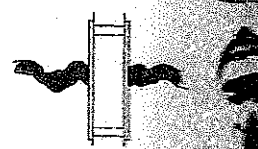
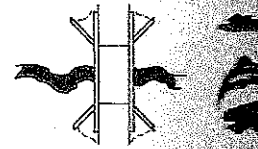
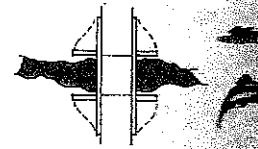
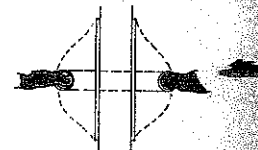


■ Precast arch with abutments in watercourse
(may be appropriate for wildlife passage)



■ Bridged crossing with minor encroachment
(may be appropriate to protect riparian values)

Overhead view
showing areas of
proposed fill



NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

(IW 17-210) Moose Hill Cider, LLC, 124 Moose Hill Road, (Map 29, Block 72, Lot 14) Jurisdictional ruling farm project, proposed cider mill, total size =192,500, total acres of wetland pond = 5,625, Wetlands Impact = 0

MOTION made by **Commissioner E. Stewart** and **Seconded** by **Commissioner B. Richter** to accept application **(IW 17-210)** Moose Hill Cider, LLC, 124 Moose Hill Road, (Map 29, Block 72, Lot 14) Jurisdictional ruling farm project, proposed cider mill, total size =192,500, total acres of wetland pond = 5,625, Wetlands Impact = 0 and refer this back to the Inland Wetlands Enforcement Officer with no activity in the upland review or the wetland. All in favor **4-0**.

CORRESPONDENCE:

Secretary Denise Randall passed out the schedule of meetings for 2018 and a letter regarding to the First Selectman for re-appointments for Commissioners Bill Richter and Ethan Stewart.

I.W.E. Officer A. Ferrillo discussed a letter sent to the property owner of a parcel on Maple Tree Hill Road with a possible purchase for open space.

OTHER BUSINESS:

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

MOTION made by **Commissioner B. Richter** and **seconded** by **Commissioner E. Stewart** to approve the minutes for October 24, 2017. All in favor **4-0**.

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:**

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
		Road	pool
7/6/2017	Eric Raspet	6 Georges Hill Rd	C.O. -no extension
7/7/2017	Herde Construction	Roosevelt Drive	Trailer Under the Rock
7/7/2017	Robert Weiner	6 Cortland Place	App for addition to outbuilding
7/10/2017	Geoffrey English	16 Nancy Lynn	
		Lane	App for A/G pool & Deck
7/10/2017	Lee Clifford	221 Good Hill Road	C.O. for Residence
7/10/2017	Joseph Dargenio	34 Wedge Hill	
		Road	app for deck Replacement
7/12/2017	John Mazza	94 Oxford Road	App for pool deck
7/12/2017	Jeff Weaver	unknown	Copy
7/12/2017	Unknown	125 Hawley Road	app for deck Replacement
7/12/2017	Stephen Onofrio	20 Wyant Road	Addition- no extension
7/17/2017	Ryan Solanch	33 Fiddlehead Rd	C.O. for Residence
7/17/2017	Corbo Associates	207 Meadowbrook Rd	C.O. for Residence
7/17/2017	Mountain Rd Estates	571 Oxford Road	Copies
7/19/2017	Howard Russ	162 Newgate Road	App for Garage for storage
7/24/2017	John Santoro	14 N. Mark Drive	App for shed
7/24/2017	Bryan Finch	1 Evergreen Lane	C.O. for Garden Shed
7/24/2017	Julianna James	319 Riggs Street	C.O. Addition
7/27/2017	BBL Enterprises	583 Putting Green	
		La	C.O. Screened Deck
7/31/2017	Alan Mohr	1013 Turnberry	
		Court	App for Residence
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

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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 porch-no extension

17-Aug

		156 Great Hill	
8/2/2017	Christopher Porto	Road	App for addition
8/2/2017	Pulte Homes	736 Championship Dr	App for Residence
8/2/2017	Pulte Homes	738 Championship Dr	App for Residence
8/2/2017	Pulte Homes	740 Championship Dr	App for Residence
8/2/2017	Pulte Homes	747 Championship Dr	App for Residence
8/2/2017	Pulte Homes	745 Championship Dr	App for Residence
8/2/2017	Pulte Homes	743 Championship Dr	App for Residence
8/2/2017	Pulte Homes	741 Championship Dr	App for Residence
8/2/2017	Pulte Homes	739 Championship Dr	App for Residence
8/2/2017	Pulte Homes	737 Championship Dr	App for Residence
8/2/2017	Pulte Homes	735 Championship Dr	App for Residence
8/2/2017	Pulte Homes	733 Championship Dr	App for Residence
8/2/2017	Pulte Homes	731 Championship Dr	App for Residence
8/3/2017	Charles Curtiss	646 Chestnut Tree Hill	Acc for Residence
8/4/2017	Stacey Leary	6 Hart Court	App for shed
8/7/2017	Ricardo DaSilva	65 Thorson Road	App for shed
8/7/2017	Meadowbrook Estate	181 Meadowbrook	C.O. Residence
		1010 St. Andrews	
8/8/2017	Pulte Homes	Dr	Retaining walls
		12 Rowland Farm	
8/9/2017	Glendale	Rd	C.O. Residence
8/9/2017	Deanna Souza	29 Dutton Road	App for Shed
		16 Middlefield	
8/11/2017	William Federowicz	Road	App for Garage
8/14/2017	Joseph Federici	11 Apple Drive	App for Shed
			C.O. to replace
8/14/2017	Katz Contracting	4 Wisteria Lane	deck
8/14/2017	Franklin Young	2 Scott Road	C.O. rebuilt residential
8/14/2017	William Lisiewski	10 Scott Road	App for shed extension

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8/14/2017	Michael Allen	35 Jem Wood Road	App for 35' X 38' Garage
8/15/2017	Pulte/Peter Schuman	719 Championship Dr	C.O. for Residence
8/16/2017	Geoffrey Brennan	45 Belinsky Circle	App for deck extension
8/16/2017	Stephen Walsh Jr.	387 Quaker Farms Rd	Acc for Storage Barn
8/21/2017	Kristin Cook	48 Freeman Road	App for Deck
8/21/2017	Gary Hylinski Michelle & Jeff	29 Oxford Road	Acc for re-built
8/21/2017	Young	148 O'Neill Road	App for garage
8/21/2017	Oxford Riverbend	23 Riverbend Road	C.O. for Residence
8/21/2017	James/Mary Carson	36 Pope Road	C.O.
8/24/2017	Haynes Construction	290 Main Street 90 Rolling Hill Road	C.O. Daycare
8/24/2017	Rita Simmons	174 Moose Hill Road	C.O. Pavilion
8/28/2017	Mike Wasko	48 Great Oak Road	App for Residence
8/29/2017	A. Pond LLC	Phase Four	C.O. for Residence
8/30/2017	Pulte Homes		Mail Center

Sep-17

9/5/2017	Jason Gadsby Ascension	47 East Hill Road	Interior alteration of Garage
9/6/2017	Performance	106 Willenbrock Rd	Fitness Studio
9/7/2017	Michael Flanagan	672 Championship Dr	C.O. Deck extension
9/7/2017	Karen Gardner	645 Championship Dr 306/328 Oxford Road	C.O. Deck extension
9/7/2017	Walter Archer 3rd	60 Quaker Farms Rd	Sewer Extension Re-dig of farm pond
9/8/2017	John D'Ambruso	438 Roosevelt Drive	
9/11/2017	Melany Haight	37 Thorson Road	C.O. Deck
9/13/2017	Antoinette Padula	91 Willenbrock Road	C.O. for addition
9/14/2017	Ferrer Properties	725 Championship Dr	Interior approval
9/14/2017	Pulte Homes	723 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	726 Championship Dr	C.O. Residence
9/14/2017	Keith Dolyak	2 Evergreen Road	C.O. Residence
9/14/2017	Keith Dolyak	2 Evergreen Road	C.O. for IG Pool
9/18/2017	Kristin Cook	48 Freeman Road	C.O. Deck
9/18/2017	Frank Coniglio	79 Shelton Road	App for garage & Shed
9/18/2017	Nate Wilcox	38 Jenny Lane 2	C.O. Shed
9/19/2017	Americo Da Silva	3 Lisbon Terrace	App for minor regrade
9/19/2017	Americo Da Silva	Silva Terrace	App for minor regrade
9/19/2017	Americo Da Silva	47 Peach Farm Road	App for minor regrade Interior Alteration- no extension
9/19/2017	Josh Mellitz	88 Seth Den Road	App for Residence
9/19/2017	Mountain Rd. Est	219 Meadowbrook Rd	App for Residence
9/19/2017	Mountain Rd. Est	221 Meadowbrook Rd	map copies
9/20/2017	New England Septic	Nichols Road	App for Garage/Deck/porch
9/25/2017	End Grain Construct	172 Punkup Road	Deck replacement- No extension
9/25/2017	Hire A Firefighter, llc	10 Charles Road	App for Pool Deck
9/25/2017	Vin Scalo	37 Macintosh	Fit club/Warehouse
9/26/2017	RS Site & Sports	Lot 2RA Pheasant Run	

9/29/2017 John Milligan

253 Quaker Farms Rd

No extension

MATTERS OF VIOLATIONS/LITIGATIONS:

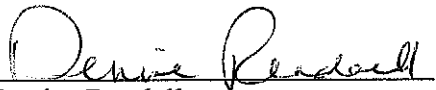
1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation) 7/26/16 awaiting notice from Attorney. (Update on litigation on 3/28/2017 application denied at 6/27/17 regular meeting) (Return of record received by judge on 7/7/2017)

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:23p.m.
Seconded by Commissioner J. Lanier. All in Favor **4-0.**

Respectfully Submitted,


Denise Randall
Administrative OCCIWA Secretary

17 DEC -7 PM 4:04
TOWN OF OXFORD, CT
Optimistic A. Clark
TOWN CLERK