



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, January 23, 2018

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, January 23, 2018.

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, Susan Purcella Gibbons

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

ABSENT:

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. 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).

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)

Alan Shepard is still working on some revised plans and will be in at the next meeting.

(IW 17-215) Brian Iacuone, 79 Barry Road, Single family residential home, Map 13, Block 55, Lot 127, (Total size of site = 5.22 acres) (Total acres of wetlands = 3.0) Wetlands impact = 0, (Upland review area impact = 14,200 sq. ft) (amount of material being removed = 400 c.y.)

A discussion regarding the fees and the conservation easement to be placed on the property ensued.

Chairman M. Herde stated: Usually we charge for all the activity within the 100 feet and this is an older lot, on the last application, the Commission waived it back to 50 feet fee and also in the approval that we were in the 40 or 50 foot. There is a couple of things that the Commission needs to look at. Do you want the conservation easement on there as well as how do you want to set the fees? Is there any discussion on this, you don't have to act on this tonight.

A small discussion ensued regarding this application and the previous application.

Mr. Nesteriak had called and was taking care of the conservation easement and the town attorney will also take a look at it.

MOTION made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner B. Richter** voted with conditions to refer (IW 17-215) Brian Iacuone, 79 Barry Road, single family residential home and fees to be set at the 50 foot setback. Conservation area easement to be placed on the property. Applicant to purchase conservation markers. All in favor **5-0**.

(IW 18-03) 589 Investments, Pheasant Run Business Park, Lot 3R (17.41 total acres) proposed Use: Office, warehouse & food processing, Total acres of wetlands = 2.51 acres, (Upland Review area impact = 4,420 sq. ft)

Mr. Ciyuon: stated the plan is to re-grade for future use. (Pointed out where the catch basins on the map are) The only disturbance is in the 100 foot upland review area.

Chairman M. Herde asked: Is there any proposed area where your going outside of the original plan?

Mr. Ciyuon: The only stretch is the detention basin (pointing to the map).

The Chairman asked if this detention basin was on the original plan.

Mr. Ciyuon: On the original plan, it was a design but not approved. We have our response comments to Jim Galligan that were sent in. I will go over them.

The Secretary stated that there is a conservation easement on the deed which was approved by the town attorney.

Chairman M. Herde stated: It looks like all of the town engineer's comments have been addressed.

The Chairman asked the Commission if anyone has any questions.

The Commission didn't have any more questions.

MOTION made by Commissioner S. Purcella Gibbons to approve with conditions (IW 18-03), 589 Investments LLC, Pheasant Run Business Park, Towner Lane, Map 3, Block 29, Lot 3R, Proposed Office, warehouse & food processing (wetlands impact =0) (Upland review area impact = 4,420 sq. ft) no direct impact to wetlands and all engineering concerns by the town engineer have been satisfactory complete. All standard erosion controls shall be in place before, during and after construction. Seconded by Commissioner E. Stewart. All in favor 5-0. Permit expires 1/23/2023

(IW 18-02) TCB Ventures, Inc, 20 North Larkey Rd, proposed use: Commercial Recreational, Total size of lot 3.76 acres, (Total wetlands on site = 31,622 sq. ft) (Upland review area impact = 7000 sq. ft)

Mr. Tom Beck is present to discuss his application before us and stated: We are a registered as an LLC called TCB Ventures. Fred D'Amico (Engineer) is also present.

The Secretary placed the map out for the Commission members.

Mr. Beck explained the proposed business as a monster truck track.

Mr. D'Amico stated: Just so everyone is familiar with the property, this is owned by Mr. Andrew Turmel. The track would be in front and it is an oval track and it would be a weekend business. There is a pocket of wetlands here (pointing to the map) we didn't want to keep it close to the wetlands and that is why the track is toward the front. He will be training people on how to drive a monster truck.

Mr. Beck explained: This would only be on the weekends about 3 to 4 classes a day. It would be myself as the instructor and the person driving the vehicle and possibly an observer.

I.W.E. Officer A. Ferrillo asked about parking.

Fred D'Amico showed on the map where the parking area would be. Its just a couple of people that would be there. This is not a high track business. There is an existing building on the property that can be used as an office and he is proposing a 30' x 60' storage barn.

I.W.E. Officer A. Ferrillo asked about a base for the track area.

Mr. Beck stated: What we plan to do is, along the wetland area, I want to put a silt fence and I also want to place hay around it to hide the wetlands area. Also I would like to place a split rail fence. I want to hydro-seed in this area. They would only be going like 10 miles per hour.

Commissioner B. Richter read aloud Jim Galligan's which read the proposed use is not typical of a usual application in that it will include continuous impact and disturbance within the upland review area without restoration or stablization. This can be a problem.

The Chairman agreed.

Commissioner Joe Lanier asked: Are you going to be placing soil down or using what is there? Are you grading it or banking it?

Mr. Beck replied: We are going to place some bumps in and place about a 2 foot concrete pipe.

Mr. D'Amico suggested to have it seeded and stabilized as right now I think a lot of areas are disturbed. Maybe plant some better grass.

Commissioner J. Lanier suggested a berm so it won't go into the wetlands.

Chairman M. Herde stated: Yes. Jim Galligan has pointed out this will be more of a long term impact instead of a short term impact. The critters going in and out is there activity on this track going to effect what is going on in the wetlands.

Mr. D'Amico suggested a berm right outside of the track so it doesn't go into the wetland.

Chairman M. Herde stated: Let's think about putting restrictions on here such as a final inspection before they open and/or maybe a vegetative buffer as well as a berm on the outside of the track. Maybe put in a restriction, no changes to the track without further permission from the wetlands commission. If this works for everyone, we can decide. Maybe we can ask for more professional help besides the town engineer on this.

Mr. D'Amico stated: I have to answer Jim Galligan's comments.

Commissioner B. Richter stated: I have seen this is Bridgeport and they really tear that up.

Mr. Beck showed photos he had to the Commission.

Commissioner E. Stewart stated: I think there should be some plan to keep the dirt away from the wetland. That barn seems pretty close to the wetland.

Mr. D'Amico replied: We can move that away if you want.

Chairman M. Herde asked about the fuel storage.

Mr. Beck explained that he will have a contract with Mr. Burns from Burns Excavating next door to keep his fuel on that site and service the trucks over there.

The Chairman asked about where the barn maybe should be placed.

The Chairman stated: What we have to think about is when your business is gone, what is going to be around afterwards and will it need parking and a driveway ect... We really would not like the barn to be there at all or bring it over to where your parking area is.

Mr. Beck stated: The problem with that is they are really nice shade trees.

Commissioner B. Richter stated: Yes, the problem is the person that comes afterwards when your gone, we have had problems in the past.

The Commission discussed where to place the barn.

Mr. Beck suggested he doesn't really need the barn. I don't need it as I made arrangements with Mr. Burns.

Chairman M. Herde stated: The Commission should think about this whenever it is voted on that we would like a vegetative buffer around the track, no storage of fuel that is no more than just 5 gallons and limit of activity with the berm.

Mr. D'Amico stated: I will have answers to these comments for the next meeting.

(IW 18-04) Jay Basu dba Natural Sourcing, LLC, 341 Christian Street, proposed addition, Total size of site 84,951 sq. ft, (Wetlands impact = 0) Upland review area impact = 0

Mr. Petroccia (engineer) is present and stated: This is an 11,136 sq. foot addition to this organic cosmetic business and the plan is to have loading docks and incoming and outgoing trucks. There are no wetlands and the addition is on the paved area. The existing drainage will remain the same. The addition will be for material storage from deliveries. No hazardous materials.

Chairman M. Herde asked about the water quality clarity and litter control.

Commissioner J. Lanier asked about the sheet flow in the rear.

Mr. Petroccia stated: The 3 main basins will collect it.

Commissioner J. Lanier asked about stock piling any materials and this should information should be on the plan and the fire Marshall should also know this.

Chairman M. Herde stated: This is an older building and I believe we should bring the storm water up to speed. We should ask Galligan about the water clarity being improved. Are there sumps in these catch basins? This is an opportunity to do this know. Even the litter control items should be on the plan. We understand that he is trying to expand his business but we would like to have this brought up to our modern techniques for now we would really appreciate it.

Mr. Petroccia thanked the Commission.

(IW 17-218) Garrett Homes, LLC, 126 Oxford Road, retail development, Map 35 Block 7, Lot 4, (Total size of site = 1.35 acres) (Total acres of wetlands= 0) Wetlands impact = 0, (Upland review area impact = 0 sq. ft.) (amount of material being removed) = 415 c.y.

Mr. Matthew Bruton (Applicant's engineer) This is a proposal for a retail store and we have regular storm water quality control manual standards in place with erosion control measures. There are no wetlands on the site. We also have all of the town engineers comments regarding snow removal, sump and hood underground system with 2 catch basins. Snow will be collected in the landscape area and trucked off site.

The Commission asked about the trash area and this should be marked on the plans. Also the litter control ordinance should be in the plan.

The Chairman would like to ask the town engineer about an oil water separator.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

MOTION made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner E. Stewart** to accept the following application:
(IW 18-06) Fernando Pires, Lot 4G (22.35 acres) proposed Use: 4 lots, Re-subdivision residential) Total acres of wetlands =61,860 sq. ft (Wetlands impact = 300 sq. ft) (Upland Review area impact = 7,800 sq. ft) Material deposited = 150 c.y.
All in favor **5-0**.

CORRESPONDENCE:

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 November 28, 2017. All in favor **3-0**.

ENFORCEMENT OFFICER :

Discussion regarding revisions to fee schedule and I/W Applications ensued.

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		

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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
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
7/31/2017	Alan Mohr	583 Putting Green La	C.O. Screened Deck
7/31/2017	Pulte Homes	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
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	Pulte	
7/31/2017	Homes	734 Championship Dr	App for Residence
7/31/2017	Alan Mohr	583 Putting Green La	C.O. for Screen porch-no extension

17-Aug

8/2/2017	Christopher Porto	156 Great Hill 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

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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 1010 St. Andrews Dr	C.O. Residence Retaining walls
8/8/2017	Pulte Homes	12 Rowland Farm Rd	C.O. Residence
8/9/2017	Glendale	29 Dutton Road	App for Shed
8/9/2017	Deanna Souza	16 Middlefield Road	App for Garage
8/11/2017	William Federowicz	11 Apple Drive	App for Shed
8/14/2017	Joseph Federici		C.O. to replace deck
8/14/2017	Katz Contracting	4 Wisteria Lane	C.O. rebuilt residential
8/14/2017	Franklin Young	2 Scott Road	App for shed extension
8/14/2017	William Lisiewski	10 Scott Road 35 Jem Wood Road	App for 35' X 38' Garage
8/14/2017	Michael Allen	719 Championship Dr	C.O. for Residence
8/15/2017	Pulte/Peter Schuman	45 Belinsky Circle	App for deck extension
8/16/2017	Geoffrey Brennan	387 Quaker Farms Rd	Acc for Storage Barn
8/16/2017	Stephen Walsh Jr.	48 Freeman Road	App for Deck
8/21/2017	Kristin Cook	29 Oxford Road	Acc for re-built
8/21/2017	Gary Hylinski Michelle & Jeff 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 C.O. Pavilion
8/24/2017	Rita Simmons	174 Moose Hill Road	App for Residence
8/28/2017	Mike Wasko	48 Great Oak Road	C.O. for Residence
8/29/2017	A. Pond LLC	Phase Four	Mail Center
8/30/2017	Pulte Homes		

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'Ambruoso	438 Roosevelt Drive	C.O. Deck
9/11/2017	Melany Haight	37 Thorson Road	C.O. for addition
9/13/2017	Antoinette Padula	91 Willenbrock Road	Interior approval
9/14/2017	Ferrer Properties	725 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	723 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	726 Championship Dr	C.O. Residence

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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
		47 Peach Farm	
9/19/2017	Americo Da Silva	Road	App for minor regrade
			Interior Alteration- no extension
9/19/2017	Josh Mellitz	88 Seth Den Road	
9/19/2017	Mountain Rd. Est	219 Meadowbrook Rd	App for Residence
9/19/2017	Mountain Rd. Est	221 Meadowbrook Rd	App for Residence
9/20/2017	New England Septic	Nichols Road	map copies
9/25/2017	End Grain Construct	172 Punkup Road	App for Garage/Deck/porch
			Deck replacement- No extension
9/25/2017	Hire A Firefighter, llc	10 Charles Road	
9/25/2017	Vin Scalo	37 Macintosh	App for Pool Deck
9/26/2017	RS Site & Sports	Lot 2RA Pheasant Run	Fit club/Warehouse
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 9:20 p.m.
Seconded by Commissioner J. Lanier. All in Favor **5-0.**

Respectfully Submitted,


Denise Randall
Administrative OCCIWA Secretary

18 FEB 21 PM 12:38
TOWN OF OXFORD, CT

TOWN CLERK