



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, April 24, 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, April 24, 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

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

**ABSENT:** Sue Purcella Gibbons, Joe Lanier

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):**

**AMENDEMENT TO AGENDA:**

**MOTION** made by **Commissioner Ethan Stewart** to accept the following 2 New Business items as amendments to the agenda **(IW 18-25)** 589 Investments, LLC., 317 Riggs Street (2.83 acres) proposed Use: Existing Industrial Lot- Excavation of material for site preparation. (Wetlands impact = 0 sq. ft) (Upland Review area impact = 0 sq. ft) Amount of Material to be removed = 22,045 C.Y. **(IW 18-24)** Borghesi Building & Engineering, 102 Willenbrock Road, location of site is the corner of Willenbrock and Hawley Road and total acres = 12.79 acres, (proposed activity = construction of a 60,000 sq. ft building. (Total acres of wetlands = 64,904 sq. ft. (Wetlands Impact = 0) (Upland Review area impact = 70,336 sq. ft) **Seconded by Commissioner Bill Richter.** All in favor **3-0.**

**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 18-25)** 589 Investments, LLC., 317 Riggs Street (2.83 acres) proposed Use: Existing Industrial Lot- Excavation of material for site preparation. (Wetlands impact = 0 sq. ft) (Upland Review area impact = 0 sq. ft) Amount of Material to be removed = 22,045 C.Y.

Marc Ozkowski and Mr. Cao (Property owner and Engineer stated: This is a copy of our responses to your engineer (Nafis & Young))



April 19, 2018

Mr. Michael Herde, Chairman  
Conservation Commission/Inland Wetlands Agency  
Town of Oxford  
486 Oxford Road  
Oxford, CT. 06478

RE: 317 Riggs Street

Dear Mr. Herde,

We have received a review letter from James H. Galligan, P.E. of Nafis & Young Engineers dated April 17, 2018 for the above referenced project and have revised the plans based upon his recommendations. Enclosed please find two sets of revised plans with a revision date of April 19, 2018. Additionally, we offer the following responses to each of Mr. Galligan's comments:

- C1) No building or finished construction is proposed as part of this application.
- C2) No fill or excavation is proposed in the wetlands nor upland review area.
- C3) The Applicant proposed to confine his activities to 2.15 acres of upland area.
- C4) This project includes 22,045 cy of material to be exported off the site.
- C5) Temporary sediment traps are proposed for the North and South perimeters of the excavation area.
- C6) An earthen berm is proposed on the North end of the construction area to prevent runoff toward the wetlands.
- C7) The entire perimeter is protected with silt fencing.

R1)-R7) *We concur on above statements.*

- C8) Please check North arrow orientation.

R8) *We have corrected the North Arrow on Sheet S1.0 and C1.0.*

- C9) Please provide a schedule estimate for excavation activities.

R9) *We have added a Construction Sequence on Sheet C3.0. Construction activities will be started as soon as practical upon approval. We anticipate 60 days to complete the excavations.*

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

T 203 266 0778  
F 203 266 4789

Sincerely,

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

CIVIL 1

A handwritten signature in black ink, appearing to read "Siyuan Cao".

Siyuan Cao, P.E.

Chairman M. Herde asked if all of the excavation is outside of the wetland?

Mr. Cao replied: Yes

Chairman M. Herde asked when the project would start?

Mr. Cao replied: We would like to start as soon as possible, within 60 days.

The Chairman asked if a sediment pond would be going in.

Mr. Ozckowski stated: Yes, during the construction period.

Commissioner E. Stewart asked: Will you be stabilizing the entire site.

Mr. Cao explained how the entire site will be stabilized during and after construction.

**MOTION** made by **Commissioner B. Richter** and **seconded** by **Commissioner E. Stewart** to approve with conditions **(IW 18-25)** 589 Investments, LLC., 317 Riggs Street (2.83 acres) proposed Use: Existing Industrial Lot- Excavation of material for site preparation. (Wetlands impact = 0 sq. ft) (Upland Review area impact = 0 sq. ft) Amount of Material to be removed = 22,045 C.Y. Entire site to be stabilized, project is for excavation only. Final revised plan to come in when building begins. Invoice to be paid. All in favor. 3-0.

**(IW 18-24)** Borghesi Building & Engineering, 102 Willenbrock Road, location of site is the corner of Willenbrock and Hawley Road and total acres = 12.79 acres, (proposed activity = construction of a 60,000 sq. ft building. (Total acres of wetlands = 64,904 sq. ft. (Wetlands Impact = 0) (Upland Review area impact = 70,336 sq. ft)

Mr. Gary Capitano (Borghesi Building & Engineering) stated: I represent the applicant who proposes the construction of a 60,000 sq. ft. building for RBC Bearings Company. There will also be a proposed future 30,000 sq. ft. addition. Mr. Jim McManus flagged it and outline the wetland flagging's on the site plan which shows here (pointing to the plan) on the dotted lines 100' upland review area. There will be no work in the wetlands and this area (pointing) is the proposed driveway. The work will be performed in the upland review area.

Mr. Capitano explained the drainage and roof water drains.

The Chairman asked how the water was going to be cleaned.

Mr. Capitano replied: With Vortechnic units. (Passed out the calculations and water flow)

The Commission had some concerns and mentioned having oil/water separator and hoods in the catch basins.

Commissioner B. Richter asked about how close the parking area is.

Mr. Capitano pointed on the map and measured it and stated about 30 feet.

Commissioner B. Richter asked: How does it drain?

Mr. Capitiano replied: It is gathered in treated before it goes into the wetlands.

Chairman M. Herde asked about snow removal and where will it go.

The Chairman had concerns about the parking lot which is not really protected and the water should be treated. I would like you to take another look at these concerns and come back to the next meeting.

Mr. Capitiano agreed.

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

**MOTION** made by **Commissioner J. Lanier** and seconded by **Commissioner E. Stewart** to accept the following to applications: **(IW 18-25)** 589 Investments, LLC., 317 Riggs Street (2.83 acres) proposed Use: Existing Industrial Lot- Excavation of material for site preparation. (Wetlands impact = 0 sq. ft) (Upland Review area impact = 0 sq. ft) Amount of Material to be removed = 22,045 C.Y. **(IW 18-24)** Borghesi Building & Engineering, 102 Willenbrock Road, location of site is the corner of Willenbrock and Hawley Road and total acres = 12.79 acres, (proposed activity = construction of a 60,000 sq. ft building. (Total acres of wetlands = 64,904 sq. ft. (Wetlands Impact = 0) (Upland Review area impact = 70,336 sq. ft) All in favor **4-0**.

**CORRESPONDENCE:**

**OTHER BUSINESS:**

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

**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		
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	
		Lane	
7/10/2017	Lee Clifford		App for A/G pool & Deck
7/10/2017	Joseph Dargenio	221 Good Hill Road	C.O. for Residence
		34 Wedge Hill	
		Road	
7/12/2017	John Mazza		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	
		La	
7/31/2017	Alan Mohr		C.O. Screened Deck
		1013 Turnberry	
		Court	
7/31/2017	Pulte Homes	1011 Turnberry	App for Residence
		Court	
7/31/2017	Pulte Homes		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

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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

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
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 Dr	
8/8/2017	Pulte Homes	12 Rowland Farm Rd	Retaining walls
8/9/2017	Glendale		C.O. Residence
8/9/2017	Deanna Souza	29 Dutton Road	App for Shed
		16 Middlefield Road	
8/11/2017	William Federowicz	11 Apple Drive	App for Garage
8/14/2017	Joseph Federici		App for Shed
			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	
8/14/2017	Michael Allen	719 Championship Dr	App for 35' X 38' Garage
8/15/2017	Pulte/Peter Schuman		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	29 Oxford Road	Acc for re-built

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8/21/2017	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	C.O. Daycare
		90 Rolling Hill Road	
8/24/2017	Rita Simmons	Road	C.O. Pavilion
8/28/2017	Mike Wasko	174 Moose Hill Road	App for Residence
8/29/2017	A. Pond LLC	48 Great Oak Road	C.O. for Residence
8/30/2017	Pulte Homes	Phase Four	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	C.O. Deck extension
		306/328 Oxford Road	
9/7/2017	Walter Archer 3rd	Road	Sewer Extension
		60 Quaker Farms Rd	Re-dig of farm pond
9/8/2017	John D'Ambruoso	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	Road	Interior approval
9/14/2017	Pulte Homes	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
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 Road	
9/19/2017	Americo Da Silva	Road	App for minor regrade
9/19/2017	Josh Mellitz	88 Seth Den Road	Interior Alteration- no extension
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 Scalò	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:

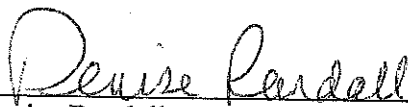
1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation) 7/26/16 awaiting notice from Attorney. (Update on litigation on 3/28/2017 application denied at 6/27/17 regular meeting) (Return of record received by judge on 7/7/2017)
2. **Notice of Cease & Restore- Fairfield Road violation** (Mr. Tereskiewicz) Map 35, Block 76, Lot 6A. (Letter sent to property owner certified on 2/23/18)

**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 **4-0**.

Respectfully Submitted,

  
Denise Randall  
Administrative OCCIWA Secretary

18 MAY 29 AM 11:09  
TOWN OF OXFORD, CT  
TOWN CLERK