



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, March 12, 2019

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, March 12, 2019.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Chairman Michael Herde Commission Members and Sue Purcella Gibbons, Ethan Stewart and Joe Lanier

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

ABSENT:

Commissioner Bill Richter

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

None

AMENDEMENT TO AGENDA:

None

EXECUTIVE SESSION:

None

NEW BUSINESS:

OLD BUSINESS:

(IW 18-80) McNamee Construction, 10 Robinson Lane (Map 18, Block 30, Lot 18R) total size of site = 18.8 acres. Proposed use- garage, 2 buildings, outside storage & parking. Total wetlands= (98,656 sq. ft) (Wetlands impact = 0) (Upland review area impact =60,000 sq. ft) (Amount of material removed= 750 c.y) (Amount of material deposited = 1,300 c.y.)

Mr. Alan Shepard was here to represent the application (IW 18-80) McNamee Construction, 10 Robinson Lane.

The Commission discussed a few items that were pending on the application.

I.W.E. Officer A. Ferrillo stated: We received a final letter from the town engineer. A check was also received from the applicant for work done by the professional engineers.

The Chairman asked if anyone had anymore questions regarding this application.

None stated.

MOTION made by **Commissioner J. Lanier** and seconded by **Commissioner E. Stewart** to approve with conditions 10 Robinson Lane (Map 18, Block 30, Lot 18R) total size of site = 18.8 acres. Proposed use- garage, 2 buildings, outside storage & parking. Total wetlands= (98,656 sq. ft) (Wetlands impact = 0) (Upland review area impact =60,000 sq. ft) (Amount of material removed= 750 c.y) (Amount of material deposited = 1,300 c.y.). Condition is the planting plan will be reviewed by the Enforcement Officer. All in favor **4-0**.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

CORRESPONDENCE:

OTHER BUSINESS:

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

MOTION made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner J. Lanier** to accept the minutes from the regular meeting dated 2/26/2019. 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:

Month of April town wide cleanup discussion:

Commissioner Sue Purcella Gibbons discussed the beginning stages of the clean up.

The Commission spoke about maybe having a kick off day on a Saturday where volunteers would meet here at town hall with water & coffee and then adopt a street.

Commissioner S. Purcella Gibbons suggested maybe having a banner made up for public works.

**COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS
OTHER:**

**APPLICATIONS NOT REQUIRING OCCIWA APPROVAL & PERMIT
APPROVALS:**

18-Sep

9/5/2018	Mountain Rd Estates	902 Miles Road	CO for Pool IG
9/5/2018	Karen Stasik	9 Lisbon Terrace	CO for Pool IG
9/5/2018	McNamee Construct	10 Robinson Lane	Permit for Commercial bldg.
9/5/2018	Glendale of Oxford	24 Rowland Farm Rd	App for Residence
9/5/2018	Glendale of Oxford	26 Rowland Farm Rd	App for Residence
9/5/2018	Glendale of Oxford	29 Rowland Farm Rd	App for Residence

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9/5/2018	Glendale of Oxford	31 Rowland Farm Rd	App for Residence
9/5/2018	Glendale of Oxford	33 Rowland Farm Rd	App for Residence
9/5/2018	Dave Steeves	6 Butternut Ridge	Co for Deck
9/5/2018	Pheasant Run Lot 2rB	Pheasant Run	Permit for Industrial Bldg.
9/7/2018	Haynes Development	278-2 Oxford Road	CO- Use Permit for Urgent Care Office
9/10/2018	Cynthia Rotman	33 Ancient Hwy.	Replace barn from storm damage- No ext.
9/10/2018	Bob Chagnon	52 Old Country Rd	App for IG Pool
9/11/2018	Romeo Invest. Corp.	Lot 16-4 Pheasant Run	Permit for Commercial bldg.
9/12/2018	John Lavorgna	59 Tram Drive	Kitchen renovation - No ext.
9/12/2018	John Lavorgna	412 Mulligan Drive	Kitchen & Master bath remodel- No extens
		512 Traditions Court	
9/17/2018	Harry Larson		App for deck Extension
9/17/2018	Kurt Petitti	55 Pinesbridge Rd	App for 12'X28' Shed
9/17/2018	Oxford Riverbend Wasko's	8 Riverbend Drive	CO for Residence
9/18/2018	Remodeling	10 Aspetuck Drive	Kitchen renovation - No ext.
9/24/2018	Durkins Inc.	300 Oxford Road	tenant Fit up
	Mountain Rd		
9/24/2018	Estates	211 Meadowbrook	CO for Residence
	Mountain Rd	1005 White Birch Ln	
9/24/2018	Estates		CO for Residence
9/26/2018	Steve Wolyniac	40 Silva Terrace	CO for addition above garage
		581 Roosevelt Drive	
9/27/2018	Richard Kopf	151 Coppermine Rd	CO for Barn
9/28/2018	Riverside Fire Comp		App for Shed (waived)

Oct-18

10/3/2018	Harry Larson	512 Traditions Ct N.	CO Deck Extension
10/4/2018	Sam Goldwitz	226 Freeman Road	App for 12' X 30' Shed
		1 Echo Valley Road	
10/4/2018	Mark Purington		CO Residence
	Colonial Custom Blfs		
10/4/2018		12 Owl Ridge Road	App for Garage
		23 Fiddlehead Road	
10/5/2018	Corbo Associates		Permit for single family Residence
10/9/2018	Pulte Homes	1007 St Andrews Drive	CO Residence
10/9/2018	Pulte Homes	1009 St Andrews Drive	CO Residence
		24 Old State Rd #67	
10/11/2018	Walter Oliwa		Remove Dead Trees
10/13/2018	Kathryn Wolak	11 Bishop Road	CO for IG Pool & sunroom Modification
10/15/2018	Bogdan Zal	17 Sheldon Drive	Cottage Permit
		29 Old Country Road	
10/15/2018	Sharper Image Pool		App for IG Pool
10/15/2018	Lee Holcomb	12 Bishop Road	CO Residence
		16 Peach Farm Road	
10/16/2018	Margaret Jennings		App for New Barn

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10/16/2018	Izzo Builders	20 Sycamore Lane	Addition/Deck
10/22/2018	Bryan Finch	14 N. Mark Drive	App for IG Pool
10/22/2018	Oxford Riverbend	15 Riverbend Drive	CO Residence
		435 Roosevelt Drive	
10/22/2018	Steven Andreucci		CO Residence
	Old World Blders of		
10/23/2018	CT	626 Troon Court	Finish Basement
	Jeff		
10/24/2018	Dililio	2 Blueberry Lane	Remodel Kitchen & Closets
10/25/2018	R&S Site & Sports	2RA Pheasant Run	CO Commercial Bldg.
	Haynes		
10/25/2018	Construction	334 Center Rock Green	Tenant Cleaners
	Haynes		
10/25/2018	Construction	338 Center Rock Green	Tenant Hair Salon
	Haynes		
10/25/2018	Construction	350 Center Rock Green	Tenant fit up
		91 Willenbrock Road	
10/26/2018	Gyre 9, LLC		Use Permit- Light assembly
	Mountain Rd		
10/31/2018	Estates	225 Meadowbrook Rd	CO Residence
	Mountain Rd		
10/31/2018	Estates	223 Meadowbrook Rd	CO Residence
		23 Fiddlehead Road	
10/31/2018	Corbo Associates		Additional Fees due
10/31/2018	Community Chapel	24 Hawley Road	House of worship - Use permit
		135 Great Hill Road	
10/31/2018	Mare Deslauries		Re-roof, re-build of deck

Nov-18

11/1/2018	Robert Van Egghen	2 Wildflower Drive	App for Addition
11/2/2018	Nancy Schneider	6 Stonebridge	Repair flat roof
	John Lavorgna &		
11/4/2018	Co.	23 Pine Street	CO for Kitchen renovation
		46 Charter Oak Drive	Kitchen Renovation & Roof replacement- I extension
11/4/2018	Chester Zawacki		CO for interior renovations
11/4/2018	Steven Smith	12 Great Oak Road	App for AG pool
11/5/2018	Mike Jelenik	12 Red Barn Road	App for IG Pool
11/8/2018	Maegan Deegan	3 Old Coach Road	
	Rte 67 Professional		
11/9/2018	Ctr	316 Oxford Road	Tenant Fit -up -new use
11/12/2018	CKH Industries	42 Seth Den Road	New Use
11/14/2018	Matthew Lewis	16 N. Mark Drive	CO for Pool
			Dormer Over attach garage & finish gym-extension
11/15/2018	Maegan Deegan	3 Old Coach Road	Temp Tent on Patio
11/16/2018	Pies & Pints	143 Oxford Road	Addit bathroom - No Extension
11/16/2018	K.W. Carlson	4 Macintosh Drive	
		35 Old Oxford Road	
11/17/2018	Jewell Kulas	39 Greenbriar Drive	New Use - Clothing store
11/19/2018	Tessa Kalin	350 Ctr Rock Green	App for Shed
11/20/2018	Haley Addis		Office for Speech pathologist
11/21/2018	Joseph Giovannetti	9 N. Mark Drive	App for removal of trees (Tornado)

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11/26/2018	Tamborra Pool	1 Blueberry Lane	App for IG Pool
11/27/2018	Town of Oxford	50 Great Oak Road	Municipal Bldg - New Middle School
11/28/2018	Conn, Residential	1 C Autumn Ridge	App for Residence
11/29/2018	Oxf. Town Center	300 Oxford Road	Tenant Fit -up "More to Say"

Dec-18

12/3/2018	F. Lee Iwanski	49 Jackson's Cove Rd	App for Barn
12/3/2018	Mark Allen	73 Christian Street	App for addition
12/5/2018	Richard Ziegler	22 Cheyenne 1004 St. Andrews Dr	App for 3 sheds & deck
12/5/2018	Pulte Homes Raymond Reynolds		Retaining wall only
12/6/2018	Sr	55 Old State Road 11 Edgewood Road	Rebuild shed - tornado damage
12/10/2018	Joshua Laneuville	103 Benjamin Drive	CO for Residence
12/10/2018	Garden Homes	75 Peach Farm Road	Trailer Pad
12/10/2018	Hogans Handyman		Kitchen Renovation
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Dazzle Boutique -tenant fit-up
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Rad Art- Tenant Fit-up
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Country Creamery- Tenant Fit-up
12/12/2018	Cory Guillet	431 Chestnut Tree Hill Rd	App for addition & deck
12/17/2018	Kevin Gallagher	231 Park Road 10 Old Country Road	CO for Garage
12/17/2018	Steve Simoncic		CO for Garage barn
12/17/2018	Stephen Walsh	387 Quaker Farms Rd	CO for Garage barn
12/18/2018	JTP Construction	9 Kerski Drive	CO for Residential
12/20/2018	Kimp Properties	102 Seth Den Rd	CO for Residential
12/20/2018	Pulte Homes	714 Championship Dr	App for Residential
12/20/2018	Pulte Homes	718 Championship Dr	App for Residential
12/20/2018	Pulte Homes	716 Championship Dr	App for Residential
12/27/2018	Oxford Town Ctr	300 Oxford Rd 352 Center Rock Rd	Window Treatments Unlimited - No extens
12/27/2018	Oxford Town Ctr		Better Beagle- tenant Fit out

Jan-19

1/11/2019	Borghesi Construction	66 Hawley Road	App for Commercial Bldg.
1/11/2019	Garrett Homes	126 Oxford Road	CO for Commercial Bldg.
1/14/2019	David Behun	22 Punkup Rd 30 Quaker Farms Rd	Kitchen Renovation
1/14/2019	Ray Kamaitis		App for detached Garage
1/15/2019	William DaSilva	300 Oxford Rd	New Restaurant - The Sitting Duck
1/16/2019	M & R Construction	1 Blueberry Lane	Finish Basement- no extension
1/16/2019	Roger Bullivant	39 Old Country Rd	CO for AG pool & Deck
1/17/2019	Oxford Riverbend Contract Medical	10 Riverbend Drive	CO For Residence
1/19/2019	Mfg Borghesi	1 Jacks Hill Road	3 sided room in factory -tenant fit up
1/22/2019	Construction	66 Hawley Road	Interior build-out - No extension

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1/22/2019	Dazzle Boutique Haynes	340 Center Rock Green	Tenant fit out
1/22/2019	Construction	339 Center Rock Green	67 West Hair - Tenant fit up
1/22/2019	Richard Calvert	22 Punkup Rd	Finish Basement- no extension
1/22/2019	Design & Structures	300 Oxford Rd	Tenant fit out
1/22/2019	Lizzie Holloway	1 Oxford Road	Install Apertures- No extension
1/22/2019	Willam Dinaisto	300 Oxford Rd	Party Plus - No extension
1/28/2019	Outlook Renovations	26 Newgate Rd	Restoring Basement after flooding
1/28/2019	X-Real Property Haynes	150 Hawley Rd 400 Boulder Pass	Interior alterations- No extension
1/29/2019	Construction Haynes	Rd	Residential Bldg. B
1/29/2019	Construction	220-1A Main Street	Medical Office- No extension
1/31/2019	Garden Homes	Lot 2-1	Residential Pad
1/31/2019	Garden Homes	Lot 2-2	Residential Pad
1/31/2019	Garden Homes	Lot 2-3	Residential Pad
1/31/2019	Garden Homes	Lot 2-4	Residential Pad
1/31/2019	Garden Homes	Lot 2-5	Residential Pad
1/31/2019	Garden Homes	Lot 2-6	Residential Pad
1/31/2019	Garden Homes	Lot 2-7	Residential Pad
1/31/2019	Garden Homes	Lot 2-8	Residential Pad
1/31/2019	Garden Homes	Lot 2-9	Residential Pad
1/31/2019	Garden Homes	Lot 2-10	Residential Pad

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:

Commissioner Joe Lanier gave a presentation on the NEMBA (New England Mountain Bike Association) volunteers and explained the upgrades that will be performed by them on the RockHouse Hill Trails.

Commissioner Joe Lanier explained that each NEMBA volunteer will either email or text each time they will be performing maintenance or construction of the trails.

Chairman M. Herde suggested posting signs that all trails are to be constructed under the Town of Oxford.

Commissioner Joe Lanier agreed and stated: We can place this sign up at each of the 12 kiosks that will be available.

Commissioner J. Lanier also stated:

I meet with Weir Farm staff about the harvesting of red cedars. We identified two locations where the harvest will take place. I mentioned concerns with taking everything from cedar block near parking lot. The majority of the wood will be acquired down by the reservoir. All the trees have been tagged with orange flagging. A schedule will be forwarded to me regarding their presence in RHS. This will be forwarded to you all of the relevant departments needing to be aware. They've agreed to apply some of their funds for addressing some of our service road needs. Their in agreement is to minimize any type of footprint on the site to a minimum.

Chairman M. Herde suggested sending a letter to the BOS and to Weir Farm regarding the selective cutting so that everyone is aware of what is going on.

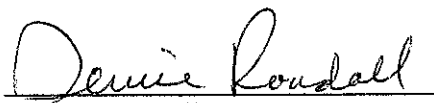
Commissioner J. Lanier spoke about the property lines behind Great Oak School.

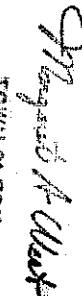
A discussion ensued as to where the property lines are located for town owned vs. residential owned properties nearby.

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 8:49 p.m.
Seconded by **Commissioner S. Purcella Gibbons**. All in Favor **4-0**.

Respectfully Submitted,


Denise Randall
I/W Administrative Secretary

19 APR -8 AM 10:30
TOWN OF OXFORD, CT

TOWN CLERK