



## TOWN OF OXFORD

S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298

**Oxford Conservation Commission / Inland Wetlands Agency**

### Special Meeting Minutes

June 17, 2019

6:00 pm, Oxford Town Hall, room B

**Special IW meeting was called to order by Chairman M. Herde at 6:00 pm**

**Attendance roll call by Chairman Michael Herde**

**Present Commission members: Ethan Stewart, Sue Purcella Gibbons, Bill Richter and Joe Lanier**

**Staff: Denise Randall –Administrative Secretary and Enforcement Officer Andy Ferrillo**

#### CALL TO ORDER/ROLL CALL:

#### PLEDGE OF ALLEGIANCE:

#### OLD BUSINESS:

(IW 19-36) TPS, Inc., 5 Morse Road. (Subdivision name: The Centre at Oxford) (map 18, block 32, lot 6D) proposed lumber yard & fabrication. (Total wetland/watercourse on site = 2.512 acres) (Wetlands Impacted = 0) (Upland review area impacted = 0) (amount of material to removed = 9500 c.y.) (material deposited = 3900 c.y.)

Mr. Ron Wolff (Wolff Engineering) was present to provide the Commission answers to any questions.

I.W.E. Officer A. Ferrillo stated: A final letter was received from the town engineer (Jim Galligan) and stated all recommendations were complied with.

Chairman M. Herde asked if the commission had any questions.

None stated.

**MOTION made by Commissioner J. Lanier and seconded by Commissioner E. Stewart to approve with conditions (IW 19-36) TPS, Inc, 5 Morse Rd, proposed lumber yard & Fabrication, (Wetlands impact = 0, (upland review area impact = 0), Map 18, Block**

32, Lot 6D. Per revised signed and sealed map dated June 10, 2019 shows no direct impact to wetland. Standard soil and erosion controls should be in place before, during and after construction. All fees are paid. All in favor **5-0**.

**Permit Expires: 6/17/2024**

**(IW 19-37) 589 Investments, LLC.**, Woodruff Hill Rd, (Map 24, Block 21, lot 8-10) Proposed use general industrial bldg, (Total acres 10.53 acres) (Wetlands impact = 0) (Upland review area impact = 28,000 sf) (amount of material removed= 5,950 c.y.) (amount of material deposited = 190 cy)

S. Cao (Civil One) and Mark Oczkowski (Applicant) were present to answer questions from the commission.

Mr. Cao explained that there is washing of the trucks inside with no floor drains. Here is the rendering. There are swales on both sides, an oil water separator to the basin.

The Chairman asked about a swale around the area.

Mr. Cao replied: Yes.

Commissioner E. Stewart asked about fuel station.

Mr. Cao pointed it out in the plan.

**MOTION made by Commissioner J. Lanier and seconded by Commissioner E. Stewart to approve with conditions (IW 19-37) 589 Investments, LLC.**, Woodruff Hill Rd, (Map 24, Block 21, lot 8-10) Proposed use general industrial bldg, , (Total acres 10.53 acres) (Wetlands impact = 0) (Upland review area impact = 28,000 sf) (amount of material removed= 5,950 c.y.) (amount of material deposited = 190 cy) Per revised signed and sealed map dated June 10, 2019 shows no direct impact to wetland. Standard soil and erosion controls should be in place before, during and after construction. All fees are paid. All in favor **5-0**. **Permit Expires: 6/17/2024**

The engineer and applicant thanked the Commission and exited the meeting.

**(IW 19-20) Site Services**, 315 Riggs Street. (map 32, block 11, lot 23) proposed Commercial building and related. Total wetlands/watercourse on site = 0.8 acres, Wetlands Impacted = 0, Upland review area impacted = 38,000 sq. ft.

The Commission read the Rema Ecological report.

I.W. E. Officer A. Ferrillo the town engineer has read the report and did not have any more comments.

The Chairman asked if anyone had any more comments.

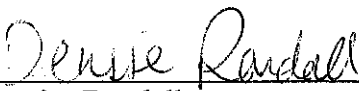
None stated.

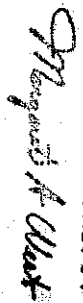
**MOTION** made by **Commissioner Bill Richter** and **seconded** by **Commissioner E. Stewart** to approve with conditions (IW 19-20) Site Services, 315 Riggs Street. (map 32, block 11, lot 23) proposed Commercial building and related. Total wetlands/watercourse on site = 0.8 acres, wetlands Impacted = 0, Upland review area impacted = 38,000 sq. ft. The map should show the 2 to 1 slope. The planting schedule is amended to what the REMA Ecological report states. Stone trench should be added for drains. Stone wall should be above level spreader. Should have a wood chip berm. Standard erosion controls in place before, after and during construction. All fees are paid. All in favor **5-0. Permit Expires: 6/17/2024**

**Adjournment:**

**Motion** to adjourn at 6:38 p.m. made by **Commissioner Susan P. Gibbons**, **seconded** by **Commissioner B. Richter**, voted **5-0**.

Respectfully submitted,

  
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Denise Randall  
Administrative Secretary

19 JUL -8 AM 10:40  
TOWN OF OXFORD, CT  
  
TOWN CLERK