



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, September 10, 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, September 10, 2019.

**Meeting was called to order at 7:30 P.M. by Acting Chairman Susan Purcella Gibbons**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE ROLL CALL:**

**COMMISSIONERS PRESENT:** Acting Chairman Sue Purcella Gibbons, Commission Members Bill Richter, Joe Lanier

**STAFF:** Acting Enforcement Officer Michael Herde, Administrative Secretary Denise Randall

**ABSENT:** Commissioner Ethan Stewart

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

None

**AMENDEMENT TO AGENDA:**

None

**EXECUTIVE SESSION:**

**MOTION** made by Commissioner J. Lanier and seconded by Commissioner B. Richter to go into Executive Session, all in favor 4-0.

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**MOTION** made by Commissioner B. Richter and seconded by Commissioner J. Lanier to come out of executive session, all in favor 4-0.

**NEW BUSINESS:**

**OLD BUSINESS:**

**PRE-CONSTRUCTION:**

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

**CORRESPONDENCE:**

**OTHER BUSINESS:**

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

**MOTION** made by Commissioner Susan Purcella Gibbons and seconded by Chairman Herde to table the minutes from 8/13/19. All in favor 3-0.

**ENFORCEMENT OFFICER:**

"Cease & Restore" for 86 Chestnut Tree Hill Road violation

The Commission discussed where Blueberry bushes can be planted and how the swale on the property needs to be removed.

**COMPLAINT/CONCERN:**

A complaint was made regarding machinery in the wetlands on Mr. Frank Philips property located on 14 Pinesbridge Road which is an agricultural exemption.

The Commission suggested that we invite the owner in to let him in to our next regular meeting on September 24<sup>th</sup> to explain the work being performed in a regulated area.

**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:**

**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
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
9/17/2018	Harry Larson	512 Traditions Court	App for deck Extension
9/17/2018	Kurt Petitti	55 Pinesbridge Rd	App for 12'X28' Shed
9/17/2018	Oxford Riverbend	8 Riverbend Drive	CO for Residence
9/18/2018	Wasko's Remodeling	10 Aspetuck Drive	Kitchen renovation - No ext.

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9/24/2018	Durkins Inc. Mountain Rd	300 Oxford Road	tenant Fit up
9/24/2018	Estates Mountain Rd	211 Meadowbrook 1005 White Birch	CO for Residence
9/24/2018	Estates	Ln	CO for Residence
9/26/2018	Steve Wolyniac	40 Silva Terrace 581 Roosevelt	CO for addition above garage
9/27/2018	Richard Kopf	Drive 151 Coppermine	CO for Barn
9/28/2018	Riverside Fire Comp	Rd	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 1 Echo Valley	App for 12' X 30' Shed
10/4/2018	Mark Purington Colonial Custom	Road	CO Residence
10/4/2018	Bifs	12 Owl Ridge Road 23 Fiddlehead	App for Garage
10/5/2018	Corbo Associates	Road	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 24 Old State Rd	CO Residence
10/11/2018	Walter Oliwa	#67	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 29 Old Country	Cottage Permit
10/15/2018	Sharper Image Pool	Road	App for IG Pool
10/15/2018	Lee Holcomb	12 Bishop Road 16 Peach Farm	CO Residence
10/16/2018	Margaret Jennings	Road	App for New Barn
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 435 Roosevelt	CO Residence
10/22/2018	Steven Andreucci Old World Blders of	Drive	CO Residence
10/23/2018	CT Jeff	626 Troon Court	Finish Basement
10/24/2018	Dililio	2 Blueberry Lane	Remodel Kitchen & Closets
10/25/2018	R&S Site & Sports Haynes	2RA Pheasant Run	CO Commercial Bldg.
10/25/2018	Construction Haynes	334 Center Rock Green	Tenant Cleaners
10/25/2018	Construction Haynes	338 Center Rock Green	Tenant Hair Salon
10/25/2018	Construction	350 Center Rock Green 91 Willenbrock	Tenant fit up
10/26/2018	Gyre 9, LLC Mountain Rd	Road	Use Permit- Light assembly
10/31/2018	Estates	225 Meadowbrook Rd	CO Residence
10/31/2018	Mountain Rd	223 Meadowbrook Rd	CO Residence

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Estates

10/31/2018	Corbo Associates	23 Fiddlehead Road	Additional Fees due
10/31/2018	Community Chapel	24 Hawley Road	House of worship - Use permit
10/31/2018	Mare Deslauries	135 Great Hill Road	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
11/4/2018	John Lavorgna & Co.	23 Pine Street	CO for Kitchen renovation
11/4/2018	Chester Zawacki	46 Charter Oak Drive	Kitchen Renovation & Roof replacement- I extension
11/4/2018	Steven Smith	12 Great Oak Road	CO for interior renovations
11/5/2018	Mike Jelenik	12 Red Barn Road	App for AG pool
11/8/2018	Maegan Deegan	3 Old Coach Road	App for IG Pool
11/9/2018	Rte 67 Professional 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
11/15/2018	Maegan Deegan	3 Old Coach Road	Dormer Over attach garage & finish gym- extension
11/16/2018	Pies & Pints	143 Oxford Road	Temp Tent on Patio
11/16/2018	K.W. Carlson	4 Macintosh Drive	Addit bathroom - No Extension
11/17/2018	Jewell Kulas	35 Old Oxford Road	
11/19/2018	Tessa Kalin	39 Greenbriar Drive	New Use - Clothing store
11/20/2018	Haley Addis	350 Ctr Rock Green	App for Shed
11/21/2018	Joseph Giovannetti	9 N. Mark Drive	Office for Speech pathologist
11/26/2018	Tamborra Pool	1 Blueberry Lane	App for removal of trees (Tornado)
11/27/2018	Town of Oxford	50 Great Oak Road	App for IG Pool
11/28/2018	Conn, Residential	1 C Autumn Ridge	Municipal Bldg - New Middle School
11/29/2018	Oxf. Town Center	300 Oxford Road	App for Residence
			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	App for 3 sheds & deck
12/5/2018	Pulte Homes	1004 St. Andrews Dr	Retaining wall only
12/6/2018	Raymond Reynolds Sr	55 Old State Road	Rebuild shed - tornado damage
12/10/2018	Joshua Laneuville	11 Edgewood Road	CO for Residence
12/10/2018	Garden Homes	103 Benjamin Drive	Trailer Pad
12/10/2018	Hogans Handyman	75 Peach Farm Road	Kitchen Renovation

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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 Gallager	231 Park Road	CO for Garage
		10 Old Country	
12/17/2018	Steve Simoncic	Road	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	Window Treatments Unlimited - No extens
		352 Center Rock	
12/27/2018	Oxford Town Ctr	Rd	Better Beagle- tenant Fit out

**Jan-19**

	Borghesi		
1/11/2019	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	Kitchen Renovation
		30 Quaker Farms	
		Rd	
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	10 Riverbend Drive	CO For Residence
	Contract Medical		
1/19/2019	Mfg	1 Jacks Hill Road	3 sided room in factory -tenant fit up
	Borghesi		
1/22/2019	Construction	66 Hawley Road	Interior build-out - No extension
1/22/2019	Dazzle Boutique	340 Center Rock Green	Tenant fit out
	Haynes		
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	150 Hawley Rd	Interior alterations- No extension
	Haynes	400 Boulder Pass	
1/29/2019	Construction	Rd	Residential Bldg. B
	Haynes		
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

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1/31/2019	Garden Homes	Lot 2-8
1/31/2019	Garden Homes	Lot 2-9
1/31/2019	Garden Homes	Lot 2-10

Residential Pad  
Residential Pad  
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:

#### ADJOURNMENT:

**MOTION** made by **Commissioner B. Richter** to adjourn at 8:30 p.m.  
**Seconded** by **Commissioner J. Lanier**. All in Favor **4-0**.

Respectfully Submitted,

  
Denise Randall  
I/W Administrative Secretary

19 OCT -7 AM 11:43  
TOWN OF OXFORD, CT  
*Angela H. Clark*  
TOWN CLERK