



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, February 11, 2020

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, February 11, 2020.

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

PLEDGE OF ALLEGIANCE:

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Chairman Sue Purcella Gibbons and Commission Members Ethan Stewart, Joe Lanier and Andrew Ferrillo

STAFF: Administrative Secretary Denise Randall and I.W. Enforcement Officer Michael Herde and Town Council Kevin Condon

ABSENT: Commissioner Bill Richter

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

Ms. Joanne Barry and Mr. Robert Shapiro (Oxford Greens) read a statement that contained her concerns regarding the amount of litter that is seen on the main roads in the town of Oxford that include Riggs St, Christian St., Oxford Road and Governors Hill Road. Ms. Barry suggested maybe having public works pick up trash and the police could maybe write more tickets. Ms. Barry stated that a group of Oxford Greens folks picked up trash on Riggs Street last year and a couple of weeks later, it was littered again.

The Commission is certainly in agreement of the litter problem in town and during the month of April, there has always been a town wide clean up performed by the Commission, Town Hall employees and various groups in town.

The Commission suggested that Ms. Barry and Mr. Shapiro can attend a Board of Selectman meeting to address some of their concerns regarding public works and the police ticketing.

Chairman Sue Gibbons stated: We will meet up with the Administrative Assistant to the First Selectman and come up with a plan to maybe have a kick-off day and promote more signs around town and to maybe do a fall cleanup as well.

Mr. Shapiro and Ms. Barry thanked the Commission and exited the meeting.

AMENDEMENT TO AGENDA:

EXECUTIVE SESSION:

NEW BUSINESS:

(IW 20-02) David Sippin, 1 Commerce Drive, map 25, Block 25, lot 1BB4, (Total size of site = 6.470 acres) Proposed use= Industrial (Total acres of wetlands= 1.38 acres) (Total wetlands impact = 0) (Total Upland review area impact= 40,664 sq. ft) (amount of material removed = 297 cy) (amount of material deposited = 2,703 cy)

Mr. Ron Wolff (Applicant Engineer) and Mr. Sippin (owner) are both present to re

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 Ethan Stewart** and seconded by **Chairman S. Purcella Gibbons** to approve the minutes from regular meeting on 1/28/19. All in favor 5-0.

ENFORCEMENT OFFICER:

Frank's Tree Farm, Frank Philips on Pinesbridge Rd, agricultural exemption.

The Enforcement Officer met with Mr. Philips and gave to him the statutes on what not to do in an agricultural exemption and made suggestions on how we can help Mr. Philips by having a person come out from the Southwest Conservation District.

Mr. Philips is currently making decisions about his future for the Christmas Tree Farm.

COMPLAINT/CONCERN:

REPORTS ON SEMINARS, INSPECTIONS, and OTHER MEETINGS SCHEDULED OR ATTENDED NEWSPAPER ITEMS & P & Z MINUTES:

OTHER ITEMS OF CONCERN:

The Commission wants to amend the fee schedule flow and want to hold a special meeting on Feb. 18th.

**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	Glendale of Oxford	6 Butternut Ridge	App for Residence
9/5/2018	Dave Steeves		Co for Deck
9/5/2018	Pheasant Run Lot		
9/5/2018	2rB	Pheasant Run	Permit for Industrial Bldg.
9/5/2018	Haynes		
9/7/2018	Development	278-2 Oxford Road	CO- Use Permit for Urgent Care Office

Regular Meeting Min.

February 11, 2020

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	
9/17/2018	Harry Larson	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
	Wasko's		
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	
9/24/2018	Estates	Ln	CO for Residence
9/26/2018	Steve Wolyniac	40 Silva Terrace	CO for addition above garage
		581 Roosevelt	
9/27/2018	Richard Kopf	Drive	CO for Barn
		151 Coppermine	
9/28/2018	Riverside Fire Comp	Rd	App for Shed (waived)

Oct-18

		512 Traditions Ct	
10/3/2018	Harry Larson	N.	CO Deck Extension
10/4/2018	Sam Goldwitz	226 Freeman Road	App for 12' X 30' Shed
		1 Echo Valley	
10/4/2018	Mark Purington	Road	CO Residence
	Colonial Custom		
10/4/2018	Blfs	12 Owl Ridge Road	App for Garage
		23 Fiddlehead	
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	CO Residence
		24 Old State Rd	
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	Cottage Permit
		29 Old Country	
10/15/2018	Sharper Image Pool	Road	App for IG Pool
10/15/2018	Lee Holcomb	12 Bishop Road	CO Residence
		16 Peach Farm	
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	CO Residence
		435 Roosevelt	
10/22/2018	Steven Andreucci	Drive	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

Regular Meeting Min.
February 11, 2020
CO Commercial Bldg.

10/25/2018	R&S Site & Sports Haynes	2RA Pheasant Run	
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 Road	Tenant fit up
10/26/2018	Gyre 9, LLC Mountain Rd		Use Permit- Light assembly
10/31/2018	Estates Mountain Rd	225 Meadowbrook Rd	CO Residence
10/31/2018	Estates	223 Meadowbrook Rd 23 Fiddlehead Road	CO Residence
10/31/2018	Corbo Associates		Additional Fees due
10/31/2018	Community Chapel	24 Hawley Road 135 Great Hill Road	House of worship - Use permit
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 John Lavorgna & Co.	6 Stonebridge	Repair flat roof
11/4/2018		23 Pine Street 46 Charter Oak Drive	CO for Kitchen renovation Kitchen Renovation & Roof replacement- I extension
11/4/2018	Chester Zawacki		
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 Rte 67 Professional Ctr	3 Old Coach Road	App for IG Pool
11/9/2018		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)
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
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Regular Meeting Min.

February 11, 2020

12/3/2018	Mark Allen	73 Christian Street	App for addition
12/5/2018	Richard Ziegler	22 Cheyenne	App for 3 sheds & deck
		1004 St. Andrews Dr	
12/5/2018	Pulte Homes		Retaining wall only
	Raymond Reynolds		
12/6/2018	Sr	55 Old State Road	Rebuild shed - tornado damage
		11 Edgewood	
12/10/2018	Joshua Laneuville	Road	CO for Residence
		103 Benjamin	
12/10/2018	Garden Homes	Drive	Trailer Pad
		75 Peach Farm	
12/10/2018	Hogans Handyman	Road	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 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	Rd	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

Regular Meeting Min.
February 11, 2020
Interior alterations- No extension

1/28/2019	X-Real Property Haynes	150 Hawley Rd 400 Boulder Pass	
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)
2. **Notice of Cease & Desist -368 Oxford Road** (Mr. Vorfi & Ms. Suilda) digging, tree cutting & grading in a regulated area. (Letter sent to property owner on Jan 6,2020)
3. **Notice of Cease & Desist**, Glendale at Oxford/Canterbury Estates, Rowland Farms Rd, Erosion controls on site are inadequate. (letter to property owner Mr. Manuel Moutinho, Registered certified mail on 1/6/2020)

Mr. Eric Montinho (Property Owner) was present to discuss the Cease & Desist order and to explain the erosion controls and.

Enforcement Officer Mike Herde stated: This property that is not yet finished and the outgoing silt was going right into the brook. I met with Mr. Montinho and walked the area to show him the inadequate erosion controls. Mr. Montinho shows interest in fixing there problems and I believe we should have a professional plan in place for this fix.

Mr. Montinho stated: I have in placed the erosion controls and there is silt fence now with hay bales and the plan is to effectively grow grass for stabilization which I'm hoping will be soon. I also vacuumed out the catch basins and have given the Commission storm reports after the latest rain events.

Enforcement Officer Mike Herde stated: You won't be able to seed until April.

Mr. Montinho replied: We will be using sod only. This project has been going on since 2006 and I already explained to Mr. Herde that I have been waiting for the gas company for 3 months and still have not gotten a response from them.

Commissioner Andy Ferrillo added: Here's the thing, we don't really want DEEP getting a call to see the brook because then it will take longer.

Enforcement Officer Mike Herde stated: Everything I pitched into the streets and if the hay bales and silt fences fail then we will have a problem. I don't think these erosion controls will hold up in a spring storm and we still have quite a bit of time for growing season because there is so much open ground there. I think we will need a professional plan for restoration still. I also think we need 2 more engineered plans, one for finishing out the winter restoration and one for future phasing needed later on.

Mr. Montinho explained that his engineering would take a while as well.

Town Attorney Kevin Condon stated: It is my understanding that the commission is concerned with future problems and if there is a plan from the applicant to show to the commission within the next 14 days, would the commission be satisfied with the cease & desist change to a cease & restore?

Mr. Montinho asked: If in the meantime I get a call for the gas company to come in and cut trees then I won't be allowed to do it? That would mean a \$700,000 loss for me.

Enforcement Officer M. Herde replied: I don't think cutting trees has anything to do with contributing to the erosion problem.

The Chairman asked if anyone else had any questions. If not, I think we will need a motion.

MOTION made by **Commissioner Andy Ferrillo** to lift the Cease & Desist only after receiving an engineer plans of restoration within the next 14 days. Only upon the Enforcement Officer receiving the engineered plan, the commission can then release the Cease & Desist and amend to a cease & restore order. Seconded by **Commissioner Ethan Stewart**. All in favor **4-0**.

MATTERS OF CONSERVATION:

Regular Meeting Min.
February 11, 2020

ADJOURNMENT:


MOTION made by **Commissioner Joe Lanier** to adjourn at 9:05 p.m.
Seconded by Commissioner Andy Ferrillo. All in Favor **4-0.**

Respectfully Submitted,



Denise Randall

I/W Administrative Secretary

20 MAR -3 AM 11:51
TOWN OF OXFORD, CT

TOWN CLERK