



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Conservation Commission / Inland Wetlands Agency

REGULAR MEETING MINUTES

Tuesday, August 25, 2020

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, August 25, 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 Brian Smith, Ethan Stewart, Andy Ferrillo & Joe Lanier

STAFF: Administrative Secretary Denise Randall and I.W. Enforcement Officer Michael Herde

ABSENT:

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS): None

AMENDMENT TO AGENDA:

MOTION made by Commissioner A. Ferrillo and seconded by Commissioner E. Stewart to add an amendment to the agenda to include the following application (IW 20-82) 312 Chestnut Tree Hill Rd revised subdivision from 4 lots to 2 lots . All in favor 5-0.

EXECUTIVE SESSION: None

NEW BUSINESS:

OLD BUSINESS:

(IW 20-82) Matthew Mihaly, 312 Chestnut Tree Hill Rd (Proposed use is 2-lot residential subdivision)

Enforcement Officer Herde stated: The applicant has revised his original plans to go from a 4-lot subdivision to now a 2-lot subdivision and now there is less of an impact.

The Chairman asked if anyone had questions and stated that the plan looked good.

No questions.

MOTION made by **Commissioner Andy Ferrillo** and seconded by **Commissioner Ethan Stewart** to approve **(IW 20-17) Matthew Mihaly, 312 Chestnut Tree Hill Rd** (Proposed use is 2-lot residential subdivision) (Total size in acres= 8.174 acres) (Total wetlands = 16,383 sq. ft.) (Wetlands impact = 0) (Upland review area= 28,000 sq. ft.) (amount of material removed= 0) (amount of material deposited= 0) Condition: Per approved revised plan dated 8/27/20. All in favor **5-0. Permit Expires: 8/25/2025**

The Conservation Commission discussed sending a letter to the Chairman of Planning & Zoning to advise them to make a recommendation to the applicant regarding a donation in lieu of open space.

The Commission agreed.

MOTION made by **Commissioner Andy Ferrillo** and seconded by **Commissioner Ethan Stewart** to have the Conservation Commission send a letter to Planning & Zoning to recommend to the applicant to make a donation in lieu of open space. All in favor **5-0.**

(IW 20-24) Michael Tarby, 349 Christian Street, proposed building addition 759 sq. ft. site drainage (Total size of acres = 2.566 acres) (Wetlands impact = 0) (Upland Review area impact= 0)

Enforcement Officer Herde stated: We have received a final letter and invoice from Nafis & Young and we should be all set.

Chairman S. Purcella Gibbons asked about the invoice.

Secretary Denise stated: I sent the engineer and applicant the final letter along with the invoice.

The Chairman stated we can put this in the motion as a condition that the invoice be paid.

MOTION made by **Commissioner Joe Lanier** and seconded by **Commissioner Brian Smith** to approve with conditions **(IW 20-24) Michael Tarby, 349 Christian Street, (Map 17, Block 34, lot 4)** Proposed building addition of 5,339 sq. ft.. Applicant to pay invoice. All in favor **5-0. Permit expires: 8/25/2025**

RE-APPLICATION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

CORRESPONDENCE:

OTHER BUSINESS:

The Commission discussed changes to the fee schedule and how to make it easier to understand. Also there is a new attached form called the "Notice of Responsibility" which we want to have Applicants sign. Not all applicants, just the commercial, industrial and larger subdivisions. This new form will be attached to the application.

Enforcement Officer Herde stated: We will send this form to have the town attorney look at it first.

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

MOTION made by **Commissioner A. Ferrillo** and **seconded by Commissioner B. Smith** to accept regular meeting minutes for 7/28/20. All in favor **4-0**.

ENFORCEMENT OFFICER:**10 Robinson Lane:**

Enf. Officer explained the applicant are in the process of pouring concrete for the bridge, 55 Cubic yards. I took photos and there are so far no real problems. There was some land Clearing but not much and the trout is upstream now so it's a good time for this. We want to return the river bottom to natural.

Commissioner Andy Ferrillo asked about the pipe being out.

Enf. Officer replied: The pipe will be out until they are finished. The trout breeds in later March. I will keep an eye on this almost daily.

Mobile station:

Enforcement Officer stated: I spoke with the employees at the gas station and told them to clean up the garbage in the parking lot as there was lots of it.

Chairman Sue P. Gibbons asked if we can please put this writing to them.

48 Jacksons Cove Rd- Discussion on violation

Enforcement Officer Herde stated: We are still waiting for the applicant's engineer (Fred D'Amico) to give us the restoration plan.

The Chairman Sue P. Gibbons asked if we can send a letter to the owner with deadlines as this has gone on too long. The next regular meeting is September 8th.

Chestnut Tree Hill Rd extension:

The owner pulled back by about 8 feet and so it looks good. I will go there next week and check on it.

Canterbury Woods/Glendale update:

Enforcement Officer Herde stated: We have received a phased plan which is not real detailed but at least we have something. There are about 9 houses left in the next phases and I will continue to check on this a few times a week especially after the heavier rains.

Chairman Sue P. Gibbons stated: I went to this property on August 12th and walked the site. There were about 3 men there working.

A discussion ensued regarding the release of the cease & restore.

MOTION made by **Commissioner Joe Lanier** and seconded by **Commissioner Andy Ferrillo** to release the Cease & Restore order and for the applicants to adhere to the restoration plan with the following stipulations:

1. Wetlands will be restored per the new revised phasing plan dated received 8/25/2020
 2. Future excavation not to exceed each phase.
 3. Standard erosion controls to remain in place thru each phase.
- All voted 5-0.

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:**

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

MATTERS OF VIOLATIONS/LITIGATIONS:

- **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)

- **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)

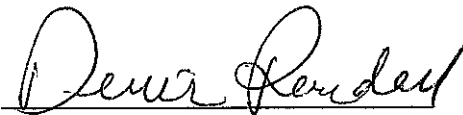
MATTERS OF CONSERVATION:

The Chairman discussed the importance of purchasing open space and the development of Rock House Hill.

ADJOURNMENT:

MOTION made by **Commissioner A. Ferrillo** to adjourn at 8:26 p.m.
Seconded by **Commissioner Ethan Stewart**. All in Favor **5-0**.

Respectfully Submitted,



Denise Randall
I/W Administrative Secretary

20 SEP 17 AM 11:05
TOWN OF OXFORD, CT
9/16/17
THOMAS