



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Conservation Commission / Inland Wetlands Agency**

**REGULAR MEETING MINUTES**

Tuesday, October 25, 2022

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held **Tuesday, October 25, 2022**. Regular Meeting Members of the public can meet at the S.B. Church Memorial Town Hall, 486 Oxford Rd, Oxford, Connecticut 06478 and held in Room B.

**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 Andrew Ferillo Jr, Brian Smith, Ethan Stewart and Joe Lanier

**STAFF:** Administrative Secretary Denise Randall, Enf. Officer Mike Herde and Attorney Kevin McSherry

**ABSENT:**

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

**AMENDMENT TO AGENDA:**

**EXECUTIVE SESSION:**

**MOTION** made by **Commissioner Ethan Stewart** and seconded by **Commissioner Brian Smith** to go into executive session and invite staff for pending litigation at 8:23 pm. All in favor **voted 5-0**.

**MOTION** made by **Commissioner Ethan Stewart** and seconded by **Commissioner Andy Ferrillo** to come out of executive session at 8:44pm. All in favor **voted 5-0**.

**NEW BUSINESS:**

**(IW 22-105) Town of Oxford, 462 Oxford Road, (Map 27, Block 15, Lot 7A & 3)** Proposed Activity= Stormwater & Grading Improvement for Town Park. (Total size of site= 31.78 acres) (Total wetlands on site = 2.85 acres) (Wetlands Impact = 0) (Upland Review area impact = 44,840 sq. ft) (Amount of material to be removed= 9,500 CY) (Amount deposited = 0)

Public hearing closed on 10/25/22. In deliberation until next meeting on November 8<sup>th</sup>, 2022

**(IW 22-106) Airamid, LLC, 13E Commerce Drive, (Lot 14 WHIP)** (Subdivision name is Woodruff Hill) (Map 25, Block 22, Lot 13-14) (Proposed use=5,330 Sq ft. Ind. Building for Crematorium, Parking, Storm Drainage, Connection to public Utilities) (Wetlands impact =0) (Upland Review Area Impact = 10,684 sq. ft) (Amount of material removed = 105 c.y) (Amount deposited = 0 c.y.)

Curt Jones (Civil One) went over some revised plans regarding housekeeping details.

Commissioner Joe Lanier asked about discharging into the easement area?

Mr. Jones explained that the Army Corp permit was required and will be placed into the easement.

Enf. Officer Mike added: It is a hard wood swamp area.

Chairman Gibbons stated: We will wait to hear from Jim Galligan on this.

**(IW 22-107) Vesta Modular, 8 Pheasant Run, Lot 3R, (Map 3, Block 29, Lot 163R)** Proposed use = Construction of stormwater basin in support of development of site for Commercial/industrial modular storage & repair facility. (Total size of lot = 14.75 ac) (Total acres of wetlands = 1.88 acres) (Upland Review area impact = 9.959 sq ft) (amount of material to remove = 1,922 c.y.) (Amount of material to be deposited = 598 c.y.)

The Commission agreed to table this until next regular meeting. Awaiting town engineer recommendations.

**OLD BUSINESS:**

None

**RE-APPLICATION:**

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

**CORRESPONDENCE:**

**ACCEPTANCE OF MINUTES & AMMENDMENTS/CORRECTIONS TO MINUTES (IF ANY)**

**MOTION** made by **Commissioner Brian Smith** and seconded by **Commissioner Ethan Stewart** to approve the 10/11/22 Regular meeting minutes. All in favor voted **4-0**.

**OTHER BUSINESS:**

**ENFORCEMENT OFFICER:**

Discussion on Dutton Road Bridge and the timeline is very close.

Enf. Officer stated: There has been no response from Mr. Kimmer regarding a fine that was sent by on 10/17/22 but he does have 30 days to respond.

Attorney McSherry explained that an extension of the "show cause hearing" can be done. Before the next regular meeting we can send a letter to Mr. Kimmer regarding the continuation of this show cause hearing by certified letter.

**MOTION** made by **Commissioner Andy Ferrillo** and seconded by **Commissioner Joe Lanier** to send A certified letter to Mr. Scott Kimmer about the continuation of the show cause hearing for our next regular meeting on November 8, 2022. All in favor, **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:**

**MATTERS OF VIOLATIONS/LITIGATIONS:**

**48 Jacksons Cove Rd-** Cease & Restore letter sent in December of 2020.

October 25, 2022

**(IW 21-10) Cornerstone Assembly of God, Inc., 656 Oxford Rd, Oxford** (Map 19, block 28, Lot 10,13,22) proposed use = New Church & parking, Total size of site 16 acres (Total acres of wetlands= 3.77 acres) (wetlands impact = 0 acres) (Upland review area impact = 78,780 sq. ft.) (amount of material removed= 2,455 c.y.) (Deposited= 5,055 c.y.) Summons received

**NOTICE of Cease & Desist – 17 Fiddlehead Rd.** (Clear cutting of trees and excavation performed without permits) (Certified letter sent 7/22/21) (Show just cause hearing on July 27th meeting)

Enf. Officer Herde stated: We are still waiting for a revised plan on this.

**NOTICE of Cease & Restore – 40 Hunters Mountain Rd,** Clear cutting in a regulated area. (Show cause hearing on Nov. 9, 2021) Updated map received and dated December 16<sup>th</sup>, 2021.  
Discussion with town attorney on cease and restore order.

Attorney McSherry updated the Commission regarding 40 Mountain Rd violation.


**(Notice of violation- verbal)** Mr. Brown, 35 Fiddlehead Rd, clearcutting in a regulated area.  
A small discussion on proposed landscape plan and a timeline.

#### **MATTERS OF CONSERVATION:**

#### **ADJOURNMENT:**

**MOTION** made by **Commissioner Brian Smith** to adjourn at 9:01 p.m.  
**Seconded by Commissioner Andy Ferrillo.** All in favor, voted 5-0.

Respectfully Submitted,



Denise Randall  
I/W Administrative Secretary

22 DEC 21 AM 10:41  
TOWN OF OXFORD, CT  
TOWN CLERK  
*Handwritten signature*