

March 8, 2016



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, March 8, 2016

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, March 8, 2016.

Meeting was called to order at 7:32 P.M. by Acting Chairman Susan Purcella Gibbons

ATTENDANCE ROLL CALL: Acting Chairman Susan Purcella Gibbons

COMMISSIONERS PRESENT: Acting Chairman Sue Purcella Gibbons, William Richter and Ethan Stewart, Joe Lanier

STAFF: Also present: I/W Enforcement Officer Andy Ferrillo Jr. and Denise Randall Administrative Secretary

ABSENT: Chairman Michael Herde

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

AMENDMENT TO AGENDA:

MOTION made by **Commissioner E. Stewart** and seconded by **Commissioner J. Lanier** to accept the following amendment to the agenda -Land Purchase of Open Space -133 Bowers Hill Road (Parcel Id 14/55/118A) All in favor **4-0**.

NEW BUSINESS:

OLD BUSINESS:

1. **(IW 14-54)** Oxford Towne Center, LLC, 274-300 Oxford Road, (map 34, Block 9, Lot, EV6, 31B, 31A, 25, Mixed use development (approved at Special Meeting on Aug 19, 2014)

I.W.E. Officer A. Ferrillo Jr. stated: Oxford Towne Center is making changes according to this map I received from Planning and Zoning which now includes a gasoline service station which I think we made clear to them that that would be a regulated activity and it would mean they would have to resubmit a plan to us.

Acting Chairman S. Purcella Gibbons agreed.

I.W.E. Officer A. Ferrillo Jr. stated: The other big change in the plan we were under the impression that the residential portion of the project was to be condos and now it has been changed to ten 3-story buildings that are 76,000 square foot each.

Commissioner J. Lanier asked about the parking.

Acting Chairman asked: Will someone come in and brief us on this as it appears to be impervious surface.

I.W.E. Officer A. Ferrillo Jr. replied: We did approve the drainage plan to capacity and it will handle whatever is put into that space. We are kind of out of this except if there is a gas station.

Commissioner B. Richter asked: They are still in Phase 1 right?

I.W.E. Officer A. Ferrillo Jr. replied: Yes. I spoke to Goodwill and they will want to come in this month for a pad permit as they want to get that up and going.

2. **Violation- 38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)**

I.W.E. Officer A. Ferrillo stated: Southwest Conservation is not yet finished with the report yet and informed us that the report should be finished by the beginning or middle or end of February.

3. **Violation -- Little Punkup Road (Mr. Paul Kochiss) Cease & Desist- Wetlands** Map 15, block 55, lot 71. (Application and fee received and accepted on November 10, 2015) Approved with conditions at the 1/26/2016 regular meeting with conditions.

MOTION made by **Commissioner B. Richter** and **seconded by Commissioner E. Stewart** to remove the Cease & Desist violation for Little Punkup Road (Mr. Paul Kochiss) Map 15, block 55, lot 71. All in favor **4-0**.

EXECUTIVE SESSION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

CORRESPONDENCE:

OTHER BUSINESS:

-Land Purchase of Open Space -133 Bowers Hill Road (Parcel Id 14/55/118A)

I.W.E. Officer A. Ferrillo Jr. stated: The land purchase of 133 Bowers Hill Road is a 3.3 acre parcel that is attached to Aggie Park to be used for passive recreation only such as a picnic grove. It's pretty much surrounded by Town property.

Commissioner B. Richter asked if the money is coming from the conservation.

I.W.E. Officer A. Ferrillo Jr. replied: The money is in the Conservation fund and in order to spend it, we need the Conservation to approve it, the Selectman to approve it and the Board of Finance to approve it.

Acting Chairman S. Purcella Gibbons asked: As far as the price, is it negotiable?

I.W.E. Officer A. Ferrillo Jr. replied: They have been in negotiations with the town for about 3 months and this is where they are at.

Commissioner J. Lanier asked about qualifying for matching funds for larger purchases.

I.W.E. Officer A. Ferrillo Jr. replied: Well certainly for larger purchases we can maybe obtain matching funds from the state.

Acting Chairman S. Purcella Gibbons asked: Should we vote tonight without the Chairman?

I.W.E. Officer A. Ferrillo Jr. replied: We have enough Commissioners to vote. What we can do is if you vote on this tonight, I will call the Chairman tomorrow and if he has any concerns, I will explain it to him.

Acting Chairman S. Purcella Gibbons stated: I don't think he had any reservations about it anyway. Purchasing any open space is very good for the town.

I.W.E. Officer A. Ferrillo agreed.

MOTION made by **Commissioner J. Lanier** and seconded by **Commissioner B. Richter** to send a letter to the Board of Selectman to purchase passive open space located at 133 Bowers Hill Road (Parcel Id 14/55/118A) for a price not to exceed \$45,000. All in favor **4-0**.

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

MOTION made by **Commissioner E. Stewart** to approve the minutes from 2/9/16 with one spelling correction. **Seconded** by **Commissioner B. Richter**. All in favor **4-0**.

ENFORCEMENT OFFICER:

I.W.E. Officer A. Ferrillo Jr. stated: I spoke with the Oxford Greens engineer TPA and they will be coming in with 39 more single unit homes.

The Commission then discussed the area these homes will be built.

COMPLAINT/CONCERN:

Violation- 38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning) some erosion into the Town of Beacon Falls appears to have stopped at this point and there is silt fence and hay bales in place. Wetlands Officer and First Selectman notified notified by Letter on 6/15/15.

Violation: Engineer still awaiting details from Town of Beacon Falls. Southwest Conservation District said that the report will likely not be ready until March.

**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:**

- 1) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 2) Open Space Inventory Map. Completed by New England Geo systems
- 3) Town of Oxford Catch Basins (Silt Removal).
- 4) Storm Drain Marker Program (Phase II).

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

OCT

10/1/2015	Suzanne Thorne	18 White Gate Road	Tent -Temporary
10/1/2015	Bill Fisher	501 Putting Green Ln	C.O. Deck Extension
10/1/2015	Michael Quoka	113 Oxford Road	C.O. Addition
10/5/2015	Conn. Restoration	162 Great Hill Road	Re-build due to fire damage
10/5/2015	Joseph Chicosci	502 Oxford Road	C.O. Deck
10/6/2015	Juan C. Velez	543 Roosevelt Dr	Re-build front stairs, stone Veneer
10/7/2015	Claris Construction	150 Hawley Road	C.O. Commercial Building
10/8/2015	Christopher Rillstone	377 Quaker Farms Rd	Application for single family residence
10/8/2015	Haynes Dev Corp	Meadowbrook Road	C.O. Residence
10/13/2015	Kathryn Wolak	11 Bishop Drive	C.O. Deck/pool/sunroom
10/14/2015	Stephen Onofrio	125 Hawley Road	Deck/AG Pool
10/16/2015	William Jennings	16 Peach Farm Road	New Barn
10/19/2015	Mountain Road Estate	1004 White Birch Lane	C.O. for Residence
10/19/2015	Mountain Road Estate	160 Meadowbrook	C.O. for Residence
10/19/2015	Chris Bowen	17 Cortland Place	C.O. for A/G Pool/Deck
10/19/2015	Diamond Rosa	6 Skyline Drive	Application for Deck
10/20/2015	Town Oxford dog pound	Oxford Road	C.O. for dog pound
10/20/2015	Scott Volpe	Dorman Rd	Conservation Markers
10/26/2015	Jeff Haney	338 Riggs Street	Application for Deck
10/26/2015	Peter Davis	51 Greenbriar Dr.	C.O. for Deck
10/26/2015	Gyre 9, LLC	91 Willenbrock Rd	Sign off, Interior only
10/26/2015	Superior Solutions	44 Bee Mountain Rd	C.O. Deck
10/26/2015	Town Of Oxford	Woodruff Hill Road	Lay down lots
10/27/2015	Adriene Radcliffe	144 Oxford Road	Arts & Crafts Studio (interior only)
10/29/2015	Pulte Homes	649 Championship Dr	C.O. Residence
10/29/2015	Pulte Homes	651 Championship Dr	C.O. Residence
10/29/2015	Pulte Homes	653 Championship Dr	C.O. Residence

November

11/4/2015	Steven Smith	12 Great Oak Road	C.O. -renovation of master bath
11/4/2015	John Lavorgna	23 Pine Street	C.O. -Kitchen renovation
11/4/2015	Chester Zawacki	46 Charter Oak Drive	Sign-off -Kitchen renovation & roof replaced
11/9/2015	Paul Kochiss	Little Punkup	App for residence
11/9/2015	Julian Colletti	443 Oxford Road	Bridge Deck Repair
11/9/2015	Glenn Ganz	28 Jenny Lane	App for Shed
11/9/2015	Christian DeAngelis	4 Goffin Court	App for Shed
11/12/2015	Mount Rd. Estates	8 Sage Hill Dr	App for residence
11/12/2015	CKH Industries	42 Seth Den	Sign off for Interior
11/12/2015	Mount Rd. Estates	195 Meadowbrook	C.O. for Residence
11/16/2015	Michael Simon	47 Great Oak Rd	App for residence

March 8, 2016

11/16/2015	K.W. Carlson	4 MacIntosh Drive	App for addition
11/16/2015	Jim Black	46 Pope Rd	App for Garage
11/16/2015	Conn Residential	Lot 1, Dorman Rd	App for residence
11/16/2015	Smart Roof Solar	2 Loundsbury	Solar Array
11/16/2015	Pies & Pints	143 Oxford Rd	Temp Tent on Patio
11/17/2015	Jewell Kulas	35 Old State Rd	Clothing Store

December

12/1/2015	Corbo Associates	Lot 19, 33 Fiddlehead	CO for residence
12/2/2015	Mount Road Est	802 Sage Hill Drive	App for single family residence
12/2/2015	Mount Road Est	803 Sage Hill Drive	App for single family residence
12/3/2015	Title Search	38 Old Country Road	Copies for Title search
12/7/2015	Kenneth Lynch & sons	114 Willenbrock	CO Sign Off
12/7/2015	Pistritto Tile, LLC	44 Moose Hill Road	Sign off for bathroom Remodeling
12/7/2015	Adam Equipment	1 Fox Hollow	Sign off for Signs
12/9/2015	Vincent Obanner	23 Belinsky Circle	App for Shed permit
12/9/2015	Oxford Lumber	113 Oxford Road	Sign off for Interior Alterations
12/10/2015	Richard Chmielewski	32 Reality Road	C.O. for Barn
12/14/2015	Eileen Broderick	2 Aspetuck Lane	Sign off for remodeled master bath
12/16/2015	Borghesi Building	Lot 1, Fox Hollow	bath
12/16/2015	Riverbend Estates	21 Riverbend Road	C.O. for Commercial Bldg.
12/17/2015	Mr. & Mrs. Rung	652 Championship Dr	C.O. for Residential
12/17/2015	Pulte Homes	678 Championship Dr	CO for 12 X 10' 3 season porch
12/17/2015	Pulte Homes	680 Championship Dr	C.O. for Residential
12/17/2015	Pulte Homes	682 Championship Dr	C.O. for Residential

Jan-16

1/5/2016	George Dina	124 Jacks Hill Road	App for Detached Garage
1/13/2016	Corbo Associates	40 Jem Woods Road	C.O. for Residence
1/13/2016	Heritage Builders	6 Butternut Ridge	C.O. for Residence
1/14/2016	Corbo Associates	39 Jem Woods Road	C.O. for Residence
1/16/2016	Veluce Eng. LLC	1 Jacks Hill Road	Internal Build-out
1/20/2016	Helen Bulik	134 Oneill Road	C.O. for Addition
1/22/2016	Stephen Savarese	Woodruff Hill Road	Copies
1/25/2016	Nil Guillet	207 Riggs Street	App for Residence
1/25/2016	Bade, LLC	523 Chestnut Tree	Acc for removal beaver dam
1/25/2016	Eugene Gosk	523 Chestnut Tree	Acc for removal beaver dam
1/25/2016	Jay Silberkleit	22 Middlefield Rd	App for Residential House

March 8, 2016

1/26/2016	Brent Thompson	98 Good Hill Road	C.O. for Residence
1/26/2016	Justin Harding	54 Dorman Road	C.O. Barn
1/29/2016	Vase, LLC Greenleaf	119 Hawley Road	Sign off for Tenant Fit-up

Feb-16

2/1/2016	Cragan	88 Moose Hill Road	Sign off for Bathroom remodel
2/1/2016	Susan Tereskiewicz	36 Cherokee Drive	Sign off for Interior alterations
2/4/2016	Glendale at Oxford	4 Rowland Farm Rd	App for new Residence
2/4/2016	Glendale at Oxford	6 Rowland Farm Rd	App for new Residence
2/4/2016	Patrio Builders, LLC	343 Niblick Lane	Sign Off for Modification to 3-season
2/9/2016	Sandra Halbert	30 Scott Road	C.O. for Addition
2/16/2016	Mehaylo Construction	217 Riggs Street	Sign off for Interior alterations
2/16/2016	Penelope Wagner	5 Pine Street	App for A/G pool
2/16/2016	Penelope Wagner	5 Pine Street	C.O. for A/G pool
2/17/2016	Ben Neidhart	7 Fox Hollow	Deck Extension
2/19/2016	Anne F. Campbell Haynes	Hurley Rd -Garden Homes	Copies
2/22/2016	Development	1007 White Birch Lane	C.O. Residence
2/23/2016	Mark Oczkowski	Lot 10 Woodruff Hill Rd	App for site plan modification
2/24/2016	Corbo Associates	36 Jem Woods	C.O. Residence
2/24/2016	Pulte Homes	693 Championship Dr.	C.O. Residence
2/24/2016	Pulte Homes	695 Championship Dr.	C.O. Residence

Mar-16

3/2/2016	Gary Scaife	28 Highland Road	C.O. Shed
3/2/2016	Chris Hofmann	224 Punkup Road	App for addition to deck
3/2/2016	Pat Catale	7 Pine Street	App for expansion to deck
3/9/2016	David DeMezzo	13 Cedar Lane	App for Addition to deck
3/10/2016	Oxford Town Center	300 Oxford Road	App for Rock Wall
3/15/2016	Jeffrey Dilulio	133 Hawley Road	C.O. Addition

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation)
2. Little Punkup Road (Mr. Paul Kochiss) **Cease & Desist** – wetlands Map 15/block 55/Lot 71

March 8, 2016

3. **38 Jenny Lane Two (Mr. & Mrs. Wilcox) (Cease & Desist Zoning)** serious erosion into the Town of Beacon Falls Wetlands Officer and First Selectman notified by Letter on 6/15/15.

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

OTHER ITEMS OF CONCERN:

S. Purcella Gibbons discussed the letter received by the Health district regarding the soap in the 8-Mile Brook and passed out photos to the Commission that were taken in June 2015.

Commissioner S. Purcella Gibbons started a discussion on the Oxford Town Wide Clean up for the month of April.

Secretary D. Randall stated: Each of you has a copy of the resolution from the Board of Selectman and the public works department were notified regarding staying open an hour later on the last 2 Saturdays in April for the clean up.

**I.W. COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS
OTHER:**

- 5) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 6) Open Space Inventory Map. Completed by New England Geosystems
- 7) Town of Oxford Catch Basins (Silt Removal).
- 8) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner B. Richter** to adjourn at 8:24 p.m.
Seconded by Commissioner S. Purcella Gibbons. All in Favor **4-0**

Respectfully Submitted,



Denise Randall
Administrative OCCIWA Secretary

16 MAR 23 AM 11:35
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK