



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

SPECIAL MEETING PUBLIC HEARING MINUTES

Tuesday, May 24, 2021

The **Special Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, May 24, 2021.

Meeting was called to order at 6:30 P.M. by Chairman Susan Purcella Gibbons

PLEDGE OF ALLEGIANCE:

ATTENDANCE ROLL CALL:

Chairman Gibbons stated: During roll call, each person would state their names and their occupation please as each Commissioners resume will be added into the record. All resumes are on file at the Oxford Town Hall.

COMMISSIONERS PRESENT: Chairman Sue Purcella Gibbons and Commission Members Andy Ferrillo, Joe Lanier, Secretary- Ethan Stewart, Brian Smith

STAFF: Administrative Secretary Denise Randall and I.W. Enforcement Officer Michael Herde, Stenographer- Stephanie Charboneau and Town Council -Attorney Kevin McSherry
Mr. Ted Hart (SLR Consulting) Mr. John Kovach & Mr. Ernie Lugwig (Trout Unlimited)

ABSENT: None

Chairman Gibbons stated:

Before we get started tonight, I wanted to go over some housekeeping items that I would like to go over. We do have a stenographer and our Commission Secretary. They may use their own personal recording devices to create a record of this meeting so it's important that you speak clearly otherwise it gets garbled and mute when you're not speaking. So, unless it's your turn to speak, please keep yourself muted. Don't use the chat unless I call on you to. When it is time to sign in and I ask you for you name and address for the record, then you may use the chat, otherwise it gets chaotic. I'm asking for no rude or belligerent behavior. It is also important to know that all commission members are volunteers and this meeting is being held for input from all interested parties including the general

public. In accordance with state statutes, the commission can only consider wetland issues and aspects of wetlands and watercourses.

The Chairman asked the secretary Ethan Stewart to read the call of the meeting and documents that are part of the record.

The following is legal notice for the Oxford Conservation Commission / Inland Wetlands Agency Special Meeting/ Public Hearing continuation. The public hearing is being held for application on (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) on Monday, May 24, 2021 at 6:30PM by video (Google Meets) or by phone with the following information. Property Co-owners are Town of Oxford/Kim Vaivoda

The Chairman outlines the intent of the public hearing.

To have the applicant, and/or his authorized representatives present to the Commission and to the Public, all information this is either necessary or pertinent for the application. To hear questions from the Commission members and/or staff relevant to the application, for the applicants' response. To hear questions and/or input from the Public, relevant to the Inland Wetland aspects of this application ONLY. Including comments in favor of or opposed to the application, general comments, or questions which are fielded by the Chairman to the applicant for response if appropriate. Those people wishing to speak are requested to sign in with the Commission. Those who wish to speak may do so upon recognition of the Chairman, upon stating their name, address and interest in the application. All speakers will be allowed a reasonable opportunity to be heard. I will ask the person if you're in favor or opposed. Speakers may not speak again until all others have had the opportunity to speak. There will be a 3 minute time limit and if necessary, we can continue the meeting so that all voices are heard and there is adequate time to review the record.

Chairman asks if each Commissioner has a conflict.

No conflict from the Commission.

The Chairman then asked if the applicant's Engineer (Mr. Brian Baker) thought the commission had a conflict.

Mr. Baker replied: No, I do not believe so.

The Chairman asked if Secretary Ethan Stewart can read the correspondence into the record.

Commission secretary Stewart read the following correspondence into the record:

- 2/8/2021 - APPLICATION RECEIVED BY APPLICANT
- 2/26/2021- APPLICATION ACCEPTED AS COMPLETE BY THE WETLANDS COMMISSION.
- 3/1/2021- REVIEW COMMENTS RECEIVED BY NAFIS & YOUNG (TOWN ENGINEER)
- 3/11/2021- RESPONSE LETTER RECEIVED BY CIVIL ONE (APPLICANT'S ENGINEER)
- 3/18/2021- EMAIL RECEIVED BY APPLICANT'S ENGINEER ON PLANTING PLAN
- 4/6/2021- PROPOSAL QUOTE FROM SLR CONSULTING (FOR REVIEW)
- 4/13/2021- INVOICE FROM TOWN ENGINEER

- 4/23/2021- PUBLIC HEARING LETTER RECEIVED BY CIVIL ONE WITH 19 CERTIFIED "GREEN CARDS" NOTICE TO ABUTTERS
- 4/30/2021- PARTIAL PEER REVIEW FROM SLR CONSULTING
- 5/4/2021 - SOUTHWEST CONSERVATION REPORT WITH USDA CUSTOM SOIL RESOURCE FOR STATE OF CT. AND REPORT ON BEAVERS IN CONN.
- 5/11/2021- 5 COMMISSION MEMBERS RESUME'S ENTERED INTO THE RECORD.
- 5/12/2021- REVISED MAPS FROM CIVIL ONE
- 5/18/2021- SECOND REPORT FROM SOUTHWEST CONSERVATION DISTRICT
- 5/24/2021- LETTER FROM TROUT UNLIMITED
- 5/24/2021- BERCHEM-MOSES- LETTER REGARDING EXTENSION NOT NECESSARY

Chairman Gibbons asked Secretary Denise Randall to confirm that all of the green cards for notice to the abutters were received at the first public hearing.

Secretary Denise Randall stated: Yes, that is correct.

Chairman Gibbons stated: At this time, we would like to hear a presentation from the applicant's engineer, Mr. Brian Baker.

Mr. Brian Baker stated: For the record, Brian Baker, Civil One, licensed with the State of Connecticut also a certified professional in storm water quality and certified professional in erosion control. We have certified plans that I will go over and I will share my screen now to show you. I also have Mr. Bill Kenny from William Kenny & Associates who will talk about the wetlands and wetland plantings that we have proposed. From the last meeting, we did make some revisions. I will highlight my screen to show you the revisions based upon the comments.

Mr. Baker stated: These are the plan revisions with a date of May 12, 2021 and I will go thru the grading and drainage plan. Responding to SLR we made some connections to the pipes and show the outlet to the footing drain for the building as well as tie in for drainage behind the retaining wall. The biggest revision request was to modify the drainage to take the proof runoff and to run it into underground.

Brian Baker stated: With several feet of cut proposed for both basins, they recommend that test pits be completed in the locations of the proposed stormwater basins to determine the depth to groundwater. Our response is that the test pits will be conducted in both basin areas prior to construction. It is anticipated that groundwater levels will be at or near the elevation of the adjacent wetlands areas. This is supported by the fact that Test Pit 5 which was done just north of the northern basin had groundwater at 84" (7') below the ground surface. The existing grade at that test hole is 459.5. That equates to a groundwater elevation of +/- 452.5 and the bottom of the basin is proposed at 456.0.

Brian Baker stated that the applicant should consider the use of perforated pipes for the storm drainage pipes with the parking area if soil conditions are found to be similar to Test Pits 1 through 6 done for septic testing. Our reply is that we concur with the recommendation. The applicant will use perforated pipes for sections of storm drainage piping that are in soil conditions found to be similar to the sand & gravel found in Test Pits 1-6. A notation has been added to the grading & drainage plans (sheet C-3.2) that "1) DURING EXCAVATION OF THE SITE TO SUBGRADE THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR ASSESSMENT OF SOIL CONDITIONS IN THE AREA OF PROPOSED STORM DRAINAGE PIPE INSTALLATION. SHOULD WELL-DRAINED SOILS EXIST, THE DESIGN ENGINEER SHALL SPECIFY SECTIONS OF STORM DRAINAGE

PIPE THAT SHALL BE PERFORATED PIPE INSTEAD OF SOLID PIPE IN ORDER TO PROMOTE ADDITIONAL STORMWATER INFILTRATION."

Brian Baker continued: The outlet for the foundation (footing) pipe has been added to the plans per the recommendation. The outlet for the underdrain for the western retaining wall has been added to the plans per the recommendation. The plans have been revised to incorporate an underground infiltration basin to handle all of the proposed roof runoff per the recommendation. The drainage calculations have been revised accordingly.

The discharges from the stormwater basins have been revised to be directed to a level spreader and designed not to exceed 2 feet per second per the recommendation. The additional calculations are included in Appendix I of the revised Engineering Report.

Silt fence will be reinforced with haybales adjacent to the wetlands areas. Temporary Sediment Trap A provides 158% of the required capacity and that temporary sediment trap B 4 provides 116% of the required capacity. These basins provide more capacity and protection against siltation during construction than is required by the 2002 CT Erosion & Sediment Control Manual and therefore will be less prone to any failure. Work within the 100' wetlands regulated area has been reduced due to the redesign of the northern basin. The northern basin has been reduced in size due to the installation of the underground infiltration bed for the roof leaders. The result is a reduction of 3,450 sf of proposed activity in the 100' wetlands regulated area. Please note that all proposed basin construction activities are greater than 120' from the Little River. Additionally, since the area of proposed construction is in excess of 5 acres (+/-7.8 acres) it will require coverage under the DEEP General Permit for Construction Activities it will be under strict oversight during construction and will require weekly inspections by a Qualified Inspector and inspections within 24 hours of any storm event of 0.5 inches or greater. It will also require turbidity monitoring to be submitted to DEEP at any outfall locations.

SLR's recommendation would be that the silt fence proposed adjacent to the wetlands should be reinforced with hay bales. Our response is a note has been added that all silt fence adjacent to the wetlands shall be reinforced with staked haybales per the recommendation. Temporary diversion swales have been added to the plans to indicate what areas will drain towards each TST. They are designed to handle the areas of proposed drainage that will end up in each stormwater basin under the post development condition. The construction sequence on Sheet C-9.1 has been revised to indicate that the redirection of the Oxford Road runoff will be completed prior to mass earthwork per the recommendation. We have revised the TSTs so that TST A will be excavated to 1.5' above the final bottom grade and TST B will be excavated to 2.0' above the final bottom grade. This has been called out in the construction sequence also. Note that TST A provides 158% of the required capacity and that TST B provides 116% of the required capacity so these basins provide more capacity and protection against siltation during construction than is required by the 2002 CT Erosion & Sediment Control Manual. The basin outlet structures have been modified to have the lowest orifices above the finished basin bottom elevation. The lowest orifice for basin A will be 1.5' above the bottom and the lowest orifice for basin B will be 2.0' above the bottom. This results in Basin A providing 132% of the required water quality volume below the orifice and Basin B providing 159% of the required water quality volume below the orifice. The updated water quality volume calculations are provided in the revised Engineering Report.

Brian Baker stated: At this time, I would have Bill Kenny, Soil Scientist speak.

Chairman asked if Mr. Kenny was present.

Bill Kenny stated the following summary of his report:

Good evening, Bill Kenney. I'm principal William Kenney Associates in Fairfield. I'm a professional Wetland scientist, soil, scientist, and landscape. Architect at the last meeting. I discussed the project and reviewed existing conditions and proposed conditions related to Wetlands and water courses and presented my opinion with regard to what the potential impacts were. and in summary, Based on all the work that Brian has done with civil one. It was my conclusion, that that there would be no impacts. With with the plan as proposed. And so, since that time, I've put drafted a letter report for your review and consideration where I basically lay out in writing with the review that I've completed. In my conclusions, in addition to reviewing. The potential for impacts and discussions about mitigation. I also included in that report discussion about the review that I've done of on-site soils, there's two areas of the property, one just north of the building of the proposed building. Where SLR had asked that soil? Scientists review those areas just to confirm that they were in fact not Wetland soils, David Lord had Reviewed the property in 2019, and he concluded that the areas were not well in soils, but I did go back and take a, take a look, as well, myself and did conclude that those areas are not Wetland soils. And lastly, I've also included in my reported discussion with regard to alternative. Development for the property. And and at the last meeting Brian had reviewed with you two Alternatives, a b. And so we have included a discussion in our report about those Alternatives and and why we believe that, That the current plan is the most feasible and prudent development proposal for the property. Basically one both of the alternatives. Result in. Development of buildings and parking. That is that are closer to the wetlands. And actually one alternative actually had activities within the Wetland and some Wetland loss in order to allow for a Crossing that one alternative proposed developing on the east side of little Little River. so, This this alternative keeps the buildings and pavement furthest from the Wetland areas and does not have any goodies within the Wetland itself except for the planting of native trees, we're proposing planting some native floodplain canopy trees in the Eastern portion of the property, just west of Little River just outside the floodway. so that to help diversify the habitat there and over time provide more shading of the river also, the project is including a conservation easement over. The. Portions of Little River and the bordering floodplain Wetland that are on site. So it's a significant protection of that area as well as an area just north of the building. So, that's a summary of the report that I provided and also I just wanted to know to you, I apologize. But I I have another hearing that I'm gonna need to leave to attend some time around 7:15. I'll be gone for about a half hour, but I will be back if you I can answer questions when I return or answer questions, now, whatever whatever you prefer, or if it needs to be next meeting at next meeting.

Chairman Sue P. Gibbons stated: Ok. Thank you, Mr. Kenney. Does the applicant, at this time, have any more experts that we need to hear from?

Brian Baker responded: This concludes our experts.

The Chairman laid out some ground rules: I would like to open the chat right now and start with those that are in favor and then those that are opposed. I have a 3 minute timer. Please state your name and address I the chat so that we have your information. Everyone will have a chance to speak but we will start off with those that are in favor.

Okay so what I'm going to do is, I'm going to, I'm going to ask it looks like Kim. Kelsey is the first person that signed up. Let me just check and this is just a way to keep things organized and certainly not to limit anybody, but just to have some organization and also just for the record. Um, so Kim, I'm going to have you go first if you're okay with that and, you know, you just, you could unmute at this point and then just address Everybody. And then of course, we'll we'll listen. And certainly sometimes if there's like a question embedded in, what you're saying we're gonna, you know, we'll have the the engineer he could, you know, talk later, but we're just gonna go right through anybody right now. That is in favor of the project. So, Kim, if you could start us off, please, I'm gonna as soon as you start speaking, I'm gonna set my timer. So whenever you're ready.

6:55:52 pm - Kim Sekelsky- 13 Riverbend, Oxford

Thank you so much. Yes, I am very much in favor of this project. It does nothing to hurt the wetlands and it does everything to help the community. Thank you.

Chairman Gibbons:

Thank you very much. And okay, so let me is that, is that it? Because you you have more time if you need it. You just want to make a quick statement, right?

- Kim Sekelsky:

Yes. Thank you.

Chairman Susan Gibbons:

Okay.

- Chairman Susan Gibbons:

Thank you so much. All right, I'm gonna reset my clock. Alrighty. Okay, the next up, we have Paul and Donna Truini. Would you all like to speak? And if so, you have the floor and I will just time you, if you want the full three minutes, you're welcome. And if you don't need three minutes, that's fine as well.

- Paul Truini, 8 Old Towantic Rd., Oxford

Yeah, I don't need three minutes. I just want to say um definitely in favor for the project. It's as far as it as I'm as um Kim said kind of the same thing, it is a great for the community and as far as things that I've Seen about obstructing a view. That's not from what I could tell, it's not going to happen. The wetlands is down so far that the church isn't really even gonna block anything. But outside of that. Yeah it's a, it's something that the town can really use.

- Chairman Susan Gibbons:

Thank you very much, Mr. Truini. And I is, is there anything else besides before I go to the next person?

- Paul Truini:

no.

- Chairman Susan Gibbons:

Okay, thank you for participation.

- Paul Truini:

Thank you.

- Chairman Susan Gibbons:

Okay, so next up, we have Amy DeVito 26 Charter Oak Drive, Oxford in favor, Ms. DeVito, are you there?

- Amy DeVito:

Yes, I'm here.

- Chairman Susan Gibbons:

Okay, so whenever you're ready, you have the floor.

- Amy DeVito:

Thank you. Yes, I am in favor of this project. I believe that civil one did a wonderful job in presenting. I believe also that this this option is the best and I believe also that it will be an asset to the community. That's it.

- Chairman Susan Gibbons:

Thank you very much. Um, okay. Um, so now, we are going to Brent and Melissa Zuscin- 147 hogsback Road, Oxford. Are you here tonight with us?

- Brent Zuscin:

Yes, we're here.

- Chairman Susan Gibbons:

Can you hear? Okay, so you can unmute when you have Okay, so you can unmute when you have Can you hear? Okay, so you can unmute when you have the floor. If you need all three minutes you you've got it, or if you don't need three minutes.

- Brent Zuscin:

So my myself along with my wife, Melissa are in favor of this project as you just heard the issue before. This committee is just about wetlands and we heard that there are zero impact on the wetlands. Furthermore, as far as you know, town services impact to the town. It's very minimal as far as the church. I think this is again an asset to the community. I know the church is very active in the community. All kinds of functions that it provides to the community. So myself and my wife are very much in favor of this. And again, the issue that is before this board that they are most concerned about as they just heard with the presentation, that was done very well, there are no issues or impact on the wetlands and it's actually the better option to the land. We are very much in favor and that's all.

- Chairman Susan Gibbons:

So, thank you. I really appreciate it. So now I'm gonna ask a couple more times just to make sure is there anyone out there who is in favor of the project and would like, to put your name and address into the chat? anyone at this time who would like to speak in favor of the project, I'm giving you this is last call at this time, just type your name into the chat and the chat is the four, horizontal bars are just it looks like a little Rectangle with a tail and just click on it and then you'll be able to type your name address. Into the chat. okay, so last call for those in favor of the project, Okay, so at this time we're going to do the same thing.

- Chairman Susan Gibbons:

Oh our it expert? I really appreciate that. So, thank you. Thank you. So we have court Cornerstone Church and this is Pastor Chris Willis. Pastor Chris, are you there?

- Pastor Chris from Cornerstone Church Oxford:

I am Madam chair. Thank you.

- Chairman Susan Gibbons:

Did you want to speak? Or did you just want to just say you're in favor? I thought you wrote a little comment, but you have three minutes if you'd like,

- Cornerstone Church Oxford:

Yeah, I just, I was first of all, just like to express my things to this commission. This is the first time that I've endeavored in something of this size and scope and in working with a wetlands committee. And so it's been very educational for me. But I certainly naturally in favor of this project, this is something we've been carefully looking at for nearly four years now and, and you know, civil one, Mr. Gallon So, from any well as David Luke's report in 2019, and others have all taken some all of their expertise and and all of their time and attention to this, to make sure that we had a presentation, that would would be able to have a zero impact on the wetlands. And so it is something that's very important

to us as well. We certainly don't want to ruin the wetlands, we want to preserve them as much as possible. And I know that the that the decision that's before you as a committee as a difficult one, it's one that honestly, I'm praying for for you guys from being honest, I'm praying for and in favor here but believing that that we will be able to move forward in this project, but just speaking on behalf of the church and knowing that We have heard from many experts who have said that this impact would be virtually zero really gives me a great peace as we move forward and trying to build this build this building. So, I just wanted to to say that say thank you to all of you and to all of those who worked so hard on this project,

-Chairman Susan Gibbons:

Thank you, Pastor Chris. So I'm I'm going to go now to let's see. I don't want to miss anybody.

- Michelle Allen- 35 Gem Woods Rd, Oxford

Hi, yes, I am here.

- Chairman Susan Gibbons:

Okay, I'm gonna go. I'm just gonna go ahead and set my timer in case you need all three minutes and whenever you're ready you could start.

- Michelle Allen:

I would keep it very short. I just wanted to say, I'm very much

-Chairman Susan Gibbons:

Okay.

- Michelle Allen- 35 Jem Woods Rd

in favor of the project, as we have learned with the Civil. One presentation, there is zero negative impact on the wetlands. On the church is a great asset to the community. They do a lot of events in the community and I'm just my family and I are very in favor of the project.

- Chairman Susan Gibbons:

Thank you. And do you need any more time? Or are you all set?

- Michelle Allen:

No, I'm all set.

-Chairman Susan Gibbons:

Thanks.

- Michelle Allen:

Thank you.

-Chairman Susan Gibbons:

You're welcome. Okay. So next up, we have Jason and Shannon Walker. Are the Walkers here?

- Jason & Shannon Walker from 7 Hilltop Ridge, Oxford

Yes, I'm here. Jason, I'll speak on our behalf.

- Chairman Susan Gibbons:

Okay, wonderful. Um, And you are in favor of the project. Would you like to speak? And when if you are, I'll give you three minutes if you need it, okay?

- Jason Walker

Yeah, I won't I won't be very long but just so, you know, I've listed twice in the list because I forgot to put our adjust the first time. So you could skip me the next time.

- Chairman Susan Gibbons:

Yeah, that's okay. I see that happen a couple times. I'll try to Yeah, but you didn't speak yet,

- Jason Walker

Sure.

- Chairman Susan Gibbons:

right? So this is your first time.

- Jason Walker

No, yep.

- Chairman Susan Gibbons:

Okay? Go ahead. Yeah.

- Jason W:

So sure, just to reiterate with a lot of others have said the, it's very clear that the church and civil one have done a very thorough job and addressing any concerns with the wetlands. So that is very clear to me. So very has a resident of, you know, 35 plus years at Oxford and seeing Cornerstone Church over the last

- Jason W:

A few decades. Sorry. Can you hear me?

- Chairman Susan Gibbons:

Yep.

- Jason Walker

This is an asset to the community, they are big assets of the community. And it'll only be a bigger asset where we have a facility like that, that can serve more people. an asset to the community, a big assets of the community. And it'll only be a bigger asset, but we have a facility like that, that can serve more people. That's all I wanted to say.

- Chairman Susan Gibbons:

Okay, thank you very much and that was Jason Walker. And then you now I'm just I have someone that's speaking and I just need you to mute. It's someone with the that's coming in through the phone. Now, you Are you trying to speak on this application? I'm just trying to mute someone with the last, the last two digits are eight four. It's difficult to hear if somebody is trying to speak, so what I'll do is I'm gonna continue down the list and at the end I will see if there's anybody come in through the telephone, okay? I will wait to, to do the telephone at the end, Okay, I won't forget you.

- Kim Sekelsky at 13 Riverbend Drive, Oxford

He had to step away, but he's in total agreement with me.

- Chairman Susan Gibbons:

Okay. Okay.

- Kim Sekelsky:

Thank you.

- Chairman Susan Gibbons:

Thank I just wanted to make sure I just wanted to make sure I didn't know if he wanted his own. His three minutes too. All right. Okay. So we have Verna Bergoderi from 3 Chauncey Drive, Oxford Connecticut. She's in favor of this project. So are you there with us? She is on her phone.

- Virna Bergoderi:

Hi, I'm sorry. I am. So how are you?

- Chairman Susan Gibbons:

I'm well, thank you. You have three minutes.

- Virna Bergoderi:

I'm in favor. I did, I think the commission did an excellent job meeting and exceeding. Any concerns for the wetlands, and I can't see anything, but this being an asset for the community, nothing, nothing but good, could come out of it. So I'm definitely in favor for it. That's it.

- Chairman Susan Gibbons:

Okay, thank you very much.

- Chairman Susan Gibbons:

Okay, thank you.

- Daniel Losov from 8 Apple Drive, Oxford

Yeah, I am in favor and I think the project is really planned very well, taking care of the wetlands and all the situation of the area over there. And I, I think we'll be beneficial to our community. Most more than right now, It's really a great church so I think it's really good. That's it. Thank you.

- Chairman Susan Gibbons:

Thank you for participating, okay? So we ready heard from the Walkers, right?

- William Wills from 6 Toppenfjel Lane, Oxford

We are here and we are in favor of this project. My husband and myself and 2 children just started to go to this church and we have had nothing but a great experience. My children go to the children's ministry and I can't say anything but all positive things and it is for the good of the community and we are in favor of this project.

- Chairman Susan Gibbons:

Okay, Thank you.

Keith Hotchkiss from 29 Bee Mt. Road.

- Susan Gibbons:

Okay, would you like to speak on in favor of this project?

- Karen Hotchkiss:

Oh, actually. No. I'm sorry. against it but I

- Chairman Susan Gibbons:

Yeah.

- Karen Hotchkiss:

against it but I So I don't know if I should speak in the second part if I should speak. Now,

- Chairman Susan Gibbons:

Okay. So is your comment neutral? Or is it more like opposition?

- Karen Hotchkiss:

Well, I would say it's neutral, I'm not against the church. I'm just against the size of the church and

- You:

Okay, so that sounds like an opposition

- Chairman Susan Gibbons:

Yeah, so why

- Karen Hotchkiss:

Okay.

- Chairman Susan Gibbons:

Mr. Hodgkins. I think we're almost to the bottom of the bottom of our list here. So maybe if I could just put you under opposition if that's okay because it's sounds a little on the negative side. And again, this is Mr. Hodge, this is just to be fair to all that want to speak. I will just put you under opposition if that's okay. It is just to organize our comments.

- Karen Hotchkiss:

Right.

- Chairman Susan Gibbons:

everybody doesn't talk at once. you know what I mean? So I kind of divided it into two segments, if that's so everybody doesn't talk at once. You know what I mean? So I kind of divided it into two segments, if that's okay so everybody doesn't talk at once. You know what I mean? So, I kind of divided into two segments, if that's okay with you.

- Karen Hotchkiss.

I'm not good with the technology stuff, you know, so I have a little trouble with this.

- Chairman Susan Gibbons:

Yeah, I totally understand.

- Karen Hotchkiss:

Okay.

- Karen Hotchkiss:

All right. So that's fine. I'll wait till the next section.

- Chairman Susan Gibbons:

okay, so I'm gonna write your name down so that we can remember to come back to you.

- Karen Hotchkiss:

Okay, thank you.

- Chairman Susan Gibbons:

We do have a comment, I would like help form our attorney. And our attorney. Mr. Mcsherry, are you there? Can you help me with this one? point of order with all the respect? I believe that the floor is open for residents, is the pastor a resident as no address has been provided. So, how do we address that?

– Attorney Kevin McSherry:

The, the if I made Madam chair Kevin McSherry, 38 Fairview Avenue in Naugatuck. There's actually is absolutely no case law on this item in particular that rules someone out or in and generally what seems to be the best recommendation is to allow someone to speak and comment on the record and move forward. I think that's probably the, the best advice I can give you the someone who is not from Oxford, should have an opportunity to speak.

– Chairman Susan Gibbons:

Okay, and should we would it be? Appropriate to collect the address or people allowed to speak without giving their address. I guess, that's my next question.

- Kevin McSherry:

I think it's appropriate that people identify themselves with name and their address and then the commission can give weight to their comments. Just like they give any weight to any other comment.

– Chairman Susan Gibbons:

Okay. So, um Pastor. Chris would you mind disclosing your address?

- Cornerstone Church Oxford:

Not at all. I'll put it in the chat now.

– Chairman Susan Gibbons:

Okay, Thank you very much.

– Chairman Susan Gibbons:

I see people opposed of the project. Oops. Okay so I'm Miss Anderson. Are you in favor of this project? Because we're still on for in favor of?

- Louise Anderson- 27 Whitegate Rd

Um, yes, I am. I live up on Whitegate Road. I am a member of the church and a resident of Oxford for 42 years. And I'm very much in favor of this project. My husband Cliff is with me right now, and he would like to speak. Yeah, I'm my name is Clifford Anderson. And I also live on 27, White Gate Road and have been a resident of Oxford for 42 years and very much in favor of this project. I think it fits well with the community.

– Chairman Susan Gibbons:

Well, thank you both. Is there anything else you'd like to say?

- Louise Anderson:

Yes, I think that the building aesthetically would blend well, very much with the countryside. I've seen, what has gone up in town and I, I think they're very conscious of how it's going to look. And I think it would be a valuable asset and the best place to build a church or expand. The church would be on the main road, Route 67. And again, I would very much like to see this proposal be passed. Thank you.

– Chairman Susan Gibbons:

Thank you both.

- Louise Anderson:

Yeah.

- Chairman Susan Gibbons:

I appreciate your time, okay. Okay, so we are still on proponents. Any are there any other people that would like to sign into the chat with their name and address that are in favor of the project still? On in favor of the project. Okay, so we have Susan, Hotchkiss, who is from 29 Bee Mountain Road, Susan. Are you there?

- Susan Hotchkiss - 29 Bee Mountain Rd, Oxford

Just for modernization.

- Chairman Susan Gibbons:

I just need to wait and see if Susan Hotchkiss comes in. Can you hear me?

- Susan Hotchkiss CT Realtor:

Can you hear me? Yep, I can hear you.

-Chairman Susan Gibbons:

Yeah, yeah, the floor.

- Susan Hotchkiss CT Realtor -- 29 Bee Mt. Rd, Oxford

Okay? So, I just wanted to say, I'm a lifelong resident Oxford and I've been going to Cornerstone Church and it's a great church. It's they love the community. They want to stay in Oxford and they need to expand. I believe that it will. I do not believe it will impact the wetlands at all. And I think it will sit a little bit below. So, I don't think it's going impact the view very much either, but they do a lot of great things for the town, and I think it's only going to be an asset for the community. And that's it.

- Chairman Susan Gibbons:

Okay. Well, thank you very much.

- Susan Hotchkiss CT Realtor:

You're welcome.

- Chairman Susan Gibbons:

If you hear beeping, it's just me, resetting my kitchen timer, so making sure we keep track of the time. All righty. So, I'm, I'm not seeing any more people that are proponents of this but I'm going to give you one more chance.

- Chairman Susan Gibbons:

Yeah, I appreciate that. Yeah, thank you. I appreciate that. Okay, so I'm so we have Kim Tallcouch and now are you? You say you're a butter app for 6:57? Are you a proponent of this project?

- Kim Tallcouch:

No, I'm not Susan. I'm sorry, I hit it by accident.

- Chairman Susan Gibbons:

Oh, that's okay.

- Kim Tallcouch:

I was I was preparing to send it when you opened it up for opposition.

- Chairman Susan Gibbons:

Yeah, no problem.

- Kim Tallcouch:
And I didn't hear

- Chairman Susan Gibbons:

I will I will. I'll write your name down, okay, because I just have to make sure there's no more people that want to speak in favor at this time. So, one last time, And Dawn. So here are you in favor of the project where we're on the proponents still? This is the last call.

- Chairman Susan Gibbons:

seeing no more proponents, I'm going to open it up now and I did write down so far. Keith Hotchkiss and Kim tallcouch, and John Sotir. Those are the people that I already have, and if you don't mind, just include you're address for the record, please. So, I'll give every I'll give a couple minutes to the people that want to sign up, so I can go and order. And again, I'm going to start with Keith Hotchkiss and then I'll go to him and then Dawn, and then we'll go, we'll go from there.

- Kevin McSherry:

Madam Chair, may I? I noticed that Brent Zuscin are asking to join in favor of.

- Chairman Susan Gibbons:

Yes.

- Kevin McSherry:

made a note saying, made a note saying, more people are asking to join in favor.

- Chairman Susan Gibbons:

Okay, I don't. Okay so it's

- Kevin McSherry:

What I would suggest is what I was suggest me. I'm chairs may ask three times for people to who wish to speak in favor, and ask 3 three times and then close the opportunity join to the chat until after we hear from the opponents. And then we can do maybe another.

- Chairman Susan Gibbons:

Yeah, ok

- Chairman Susan Gibbons:

If people are calling in, then they cannot access the chat. So I'm going to have to back up I think and see if there's anybody that's calling in. If they're calling in, they're not going be able to enter their name or dress into the chat. So I'm going to back up just a second and see. Hang on just a second. I'm going to open it up again. I'm backing up. I'm back stepping here because if you're calling in and you would like to speak, Can you just speak now? And let me see if I could hear. Is there any way that's coming in on the telephone and you don't have access to the chat but you would like to speak in as a proponent of this project. so, is anybody on my commission? Has anybody hearing anybody on the telephone saying they want to speak? It's, I can't really I don't hear anyone.

- You:

I didn't I don't hear anyone on the

- Denise Randall:

I can't hear anybody.

- Denise Randall:

I don't hear anyone either.

- Chairman Susan Gibbons:

People are asking to join in favor we're if they're not coming in on the telephone where are they?

7:20:43 pm – Chairman Susan Gibbons:

I'm going to ask one more time. This is for people that are in favor and you're going to have to write in favor after your name and address because otherwise it's getting mixed in with the opposition. So on one last time, I'm watching my chat right now to see so far, I see a oppose only. So anybody in favor, please sign the chat. Can you send the message to everybody so we could see it the proponents. And one last call for anybody on the telephone. If you could just speak up right now, if you are in favor of the project and you can't access the chat, Okay, so it almost sounds like we have.

– Commissioner Brian Smith:

I think we should Madam chair. I think we can move on to those

-Chairman Susan Gibbons:

I think we can move on when you

-Chairman Susan Gibbons:

say Mr. Zuscin that they're not being allowed in, do mean to the meeting. Can you hear me? I just want to clarify what that comment is they're not being allowed in

- Brent Zuscin @ 141 Meadowbrook Road, Oxford

Correct correct. They're not it's it says about approving or accepting them into the meeting and my mother who is a resident of this town cannot get on to say that she's in favor of it, correct?

– Chairman Susan Gibbons:

Okay. Okay. So what I think I would like to do is to ask Denise Randall. Can you just check and make sure that everybody that's trying to get into the meeting? I know it caps out at a certain number but it looks like there's still room. So can you just make sure if people are trying to get into the meeting that they can have access?

– Secretary Denise Randall:

I keep letting people into the meeting.

- Brent Zuscin:

All right, I just spoke. I just spoke to my mother and she said, she's on the phone waiting to stay in favor of the project.

– Chairman Susan Gibbons:

Okay, so um, Can what's your mother's name?

- Brent Zuscin:

Unmute it Janice is asking.

– Chairman Susan Gibbons:

Okay, so Janice can you hear me? Janice, can you hear me? Can you? Say your name. So I could hear you.

- Susan Gibbons:

I'm trying, I'm having trouble hearing Janice, uh, Janice who's coming in through the phone I'm trying. hearing Janice, uh, Janice who's Janice who's coming in through the phone I'm trying. Janice Janice who's coming in through Janice who's coming in through the phone and she doesn't

- Brent Zuscin:

Apparently, she's muted or something.

- Secretary Denise Randall:

I can't hear.

- Brent Zuscin:

something.

- Brent Zuscin:

Is it a way to unmute it? I have the phone number for for you.

- Chairman Susan Gibbons:

Okay.

-Chairman Susan Gibbons:

Um, so Denise Randall, I think you have

- Chairman Susan Gibbons:

to control that, right? Because I can't control it on my end. I can't I don't have access to

- Denise Randall:

I have no control over mute on a phone

- Commissioner Brian Smith:

what's the phone number?

- Denise Randall:

I can't unmute anyone.

- Brent Zuscin:

the phone number of the person in favors 203-623-0334 And she says, she can't talk she can hear you. She can hear her name being called,

- Chairman Susan Gibbons:

Okay.

- Brent Zuscin:

but she can't talk in favor.

-Chairman Susan Gibbons:

Okay, thank you.

- Commissioner B. Smith:

Yeah, unfortunately, she and she's on the phone. She doesn't have her mute on her on her phone.

- Commissioner Brian Smith

They have to They have to unmute themselves,

Attorney Kevin McSherry:
Brian, what would be the method for someone to unmute their phone?

- Chairman Susan Gibbons:
Okay. So, does your mother have access to email?

- Brent Zuscin:
Let me call it back. Okay. Yes, she does.

-Chairman Susan Gibbons:
No, we could, we could hear you now, we could hear you. Now, you said you're going to call back.

- Brent Zuscin:
Do you want to go? It's gonna go through my phone if you want that.

- Chairman Susan Gibbons:
Just fine.

- Brent Zuscin:
All right. Okay, we could do that.

- Chairman Susan Gibbons:
Thank you.

- Janice Zuscin:
through my phone into it so say your address and everything and your name. My name is Janice and I live at 141 Meadowbrook Road. Oxford Connecticut.

- Chairman Susan Gibbons:
And you're in favor of this project, ma'am.

- Janice Zuscin:
Yes.

- Chairman Susan Gibbons:
Okay. Is there anything you'd like to say you have three minutes if you'd like to speak?

- Brent Zuscin:
No, I didn't plan on it.

- Chairman Susan Gibbons:
Well, okay, you just want to know. You're in favor.

- Janice Zuscin:
But thank you.

- Chairman Susan Gibbons:
That's in favor.

- Brent Zuscin:
Yes.

- Chairman Susan Gibbons:
That's, okay.

- Brent Zuscin:
Yes, ma'am.

- You:
Excellent.

- Chairman Susan Gibbons:
What? Well, thank you for working that out

- Janice Zuscin:
All right. Thank you.

- Chairman Susan Gibbons:
and making sure you got your voice heard. I appreciate it.

- Janice Zuscin:
Okay.

- Chairman Susan Gibbons:
All right. So, I think at this time, is there anyone else that wants to unmute on the telephone and come through your telephone in favor of the project. I know this is difficult, you know, doing a meeting online like this because it's, you know, it's some people are coming through on the telephone and if they if they can't unmute themselves then that we can't hear you. So, so I think what I would like to do is just kind of move to the opposition and we could, like you said, we could always circle around and come back to and do another round. At this time, Mrs. Hotchkiss you were the first person that signed up. I'm going to have you go first if you're ready.

- Keith Hotchkiss- 5 Heavenly Lane, Oxford
Okay.

- Chairman Susan Gibbons:
And again, you do have the three the three minute time limit. I'm going to go ahead and when you start speaking, I'll just start my timer.

- Keith Hotchkiss:
Okay.

- Keith Hotchkiss:
I'm against the size of church. Now, if I and is correctly, this is in the Office. Professional District. And in their own speculation under the Office, Professional District second eight Article, 13 design operation. Says that the maximum size of any non-residential buildings now be 25,000 square feet. Now we're talking 37,000 square feet. So that's 12,000 square feet over what is allowed in this District?

- Chairman Susan Gibbons:

Now, I just want to make sure you know that we can only consider, you know, Wetlands issues and that we have to be careful, not to cross over into zoning issues because that's a separate board. I just want to make sure you're aware of that.

- Keith Hotchkiss:

Okay, no, I wasn't. I thought this was a zoning mean. This is not as warning.

- Chairman Susan Gibbons:

No, we're in the Oxford Conservation Commission and wetlands agency.

- Keith Hotchkiss:

Okay, so when would I be able to talk to zoning meeting, is there one coming up?

- Chairman Susan Gibbons:

Yeah, first we do our meeting and then they will have a chance to do theirs after. They are probably waiting for wetlands approval first. But they I don't think they've set a date yet.

- Keith Hotchkiss:

All right. Well then, you know, we'll just have to wait till the regular Zoning meeting comes up, then it's my mistake, I'm sorry. I thought this is only meeting.

- Chairman Susan Gibbons:

no, that's okay, I'm glad that we talked about it so that we get you to the right meeting when it's time.

- Keith Hotchkiss:

Maybe when it's time we'll be able to meet in person. That would be great pleasure. What we're doing right now.

- Chairman Susan Gibbons:

Yeah, yeah, we're looking forward to that too, believe me, we hope so very soon.

pm - Keith Hotchkiss:

Okay. All right. Thank you very much, Susan.

- Chairman Susan Gibbons:

Thank you, sir. All right, Kim Tallcouch. You're next.

- Kim Tallcouch- 657 Oxford Rd, Oxford

I am a Hi, it's Kim Tallcouch. And again, I am a on a budding property owner and I agree with Mr. Hotchkiss in that, that this is the scope and size of this project that is most concerning. This is a very rural area of Oxford of 67 as one enters into the town. This isn't a traditional Church, let's not make a mistake. Here, we have a traditional church. It's what I look at every day across the street from my house. That's a traditional Church. A 750 seat church. It's hardly a traditional Church. The scope of the excavation. Can I ask a question? Why is 5,500 tons of fill coming in. We are near where that fill is coming in. This, this is a massive project one that is considerable size and not a Community Church. This is not a, a typical Community Church and that's what I find concerning. The level of disruption, for the property, town property that will be involved in this transaction needs to be looked at much closer. I believe.

- Chairman Susan Gibbons:

Okay, thank you. And again, I want to let you know, as our commission will we'll be addressing the wetlands concerns and I know that sometimes things cross over to other agencies. Thank you. Anything else is Ms. Tallcouch?

- Kim Tallcouch:

No, I was asking about the fill for this project, which they presented.

- Chairman Susan Gibbons:

Yes, we're not gonna be able to answer questions. Right now, we're just getting your input in the questions will be answered later by the engineer.

- Kim Tallcouch:

okay, thank

- Chairman Susan Gibbons:

Okay. We are just collecting, you know, you're concerns right now.

- Kim Tallcouch:

thank you.

- Susan Gibbons:

Okay. Alrighty. so next we have a Dawn Sotir

- Dawn Sotir- 156 Punkup Rd, Oxford

Hi there, I'm Dawn Sotir and I am a resident here of Oxford for 26 years. I also am a wildlife rehabilitator and the wildlife of Oxford is very important to me. My question I well, I have a question. I don't know if it's been covered, but has there been an impact study on the wildlife that will be affected there? Such as endangered, species, like box turtles and the four-toed salamander which are very uncommon here in Connecticut. And very endangered, my question is, why ruins such a beautiful bucolic piece of land when we have lighted buildings in the valley, that can be utilized like this that are already. Complete, you know. They are useful where we have this beautiful piece of land, that is disappearing at rapid rates here in Oxford. Because once again, all Oxford wants to do is pave paradise and put up a parking lot. And it's absolutely disgusting. and I don't understand personally churches mean nothing to me but the environment and wildlife does and that is where I will fight every way tooth and nail for the environment. All over. I am also, I work for the Ansonia Nature Center and I can tell you that down there. We redid our parking lot and we did it with rain gardens and pervious pavers and it's absolutely impressive that how the impact on our Wetlands down. There is no more, and you know, that's basically all I have to say is I really want to see an impact study in the wildlife and the endangered species. All right.

- Chairman Susan Gibbons:

Thank you.

- Dawn Sotir:

Thank you.

- Chairman Susan Gibbons:

Okay. So next, we have Amy Mallardi

- Amy Mallardi- 18 Chauncey Drive, Oxford

Thanks Susan. rescheduling, so that we could weigh we could weigh in. Thanks Susan, and thanks for rescheduling. So that we could weigh in.

- Chairman Susan Gibbons:

Sure.

- Amy Mallardi:

I am opposed, as is for many of the reasons that Dawn already cited. Not because of any bias against the assembly or the Cornerstone assembly. I'm opposed to the plan because of the loss of habitat for any of the wildlife that is currently living in the proposed building space and for the loss of trees and plant life that are so critical to our environment and the health of our planet. I would like to propose shifting, our mindset in this town towards retrofitting existing available buildings versus continuing to consume our natural resources. And that's, that's all I have to say.

- Chairman Susan Gibbons:

Okay, thank you very much.

- Amy Mallardi:

Thank you.

- Chairman Susan Gibbons:

okay, so next up we have Norman Plankey

- Norman Plankey- 69 Litchfield Rd, Oxford

Good evening. I think that. So far, everything I've seen has been very well done. The engineers did a great job. However, the whole project kind of came out of nowhere. It wasn't until the last weeks meeting was re-scheduled that I even heard about it. I understand that it has been 4 years in the making and a lot of effort has been put into it. My opinion isn't really biologically based or anything but I'm not very happy about the Board of Selectman and I think there was a shroud of secrecy that was used to push this thru but I'm opposed primarily on that reason. I do think that the engineers and everybody involved has done a great job and has put in professional effort above and beyond everything else. I don't think there are any nefarious intentions here other than maybe a couple of the selectman. So I am opposed.

Chairman Susan Gibbons:

Thank you, Mr. Plankey

Chairman Susan Gibbons:

Is anyone here from 20 Old State Road?

No one answered.

7:36:43 pm -- Chairman Susan Gibbons:

I'm going to write her name down, but I don't hear her speaking. So maybe we could swing back to her. And maybe she's having some technical problems. Um, possibly. All right, so we have Kenneth and Jane Mar from Oxford Connecticut, opposed Mr. And Mrs. Mahar are you there?

Jane Mar- 10 Knorr Rd, Oxford

Yes, I'm here representing the two of us because he I got yelled at for not starting dinner.

- Chairman Susan Gibbons:

Oh ok.

- Jane Maher:

Agree with what Norman and a quite a few other. People said that I think all the due diligence that was done was done very professionally and I was really glad to hear that it wouldn't impact the wetlands as much as we thought it would. however, it would impact our town in no matter what this building was going to be. Let's say it was going to be a new huge department store or something like that. The amount of traffic that it's going to create the amount of pollution from that traffic. Um, the fact that it's Serving. Only a very small portion of our community. I would prefer it to be. A synagogue to tell you the truth if it has to be a true or a place of worship. But I don't like to see anything that's going to destroy. An ecosystem or the animal's habitat. I am, we are very spoiled because we live on four, acres of woods in a very, very small house which is what I always have wanted to do since I was very little so we're very lucky, but I don't think I'm just opposed as far as just the actual project building project on that land. And that's it. Thank you.

-Chairman Susan Gibbons:

All right, thank you so much for your input.

- Jane Maher:

You're welcome.

Susan Gibbons:

And okay. Next we have **Shaun Beckett, 91 Dorman**. Shaun are you here? This is Sean. Beckett 91 Dorman Road, so I'm going to circle that name and we'll come back to. We'll swing back. Hopefully, that person will join us later. Okay.

- Susan Gibbons:

So again, we're getting some common saying that. Some of the phones are muted. I think that is just people indicating to us that they're concerned about that. Kathy K. Do you want to speak or you just telling us about the phone situation? All right, so let me continue until I can find.

- Commissioner Brian Smith

Madam chairman, it looks like Lori Johnstone would be next.

- Susan Gibbons:

Oh, okay, thank you. I'm trying to get through this slowly.

-Chairman Susan Gibbons:

Yep. Lori Johnstone. 209, Moose Hill Road.

You have the floor. If you're here. Is Lori there. Laurie, Johnson Johnstone, 209 Moose Hill Road in opposition. Okay.

- Chairman Susan Gibbons:

Yeah. And with whom are we speaking by phone right now?

- +1 203-***-**48:

This is **Joanne Williams of 28 Condon Road** in Oxford, I've lived my whole life in Oxford, and I have some major concerns. Basically, we were supposed to ask wetland questions and everyone that is for the project just spoke that they were for the project and I'm a little confused on that but as Keith Hawkins had mentioned questions but delayed to a different meeting. Why were the all four? Sorry about that. All for of the project, but had no comment to other than that. And this is the wetlands. However, my questions one of the major questions with the rerouting of the water system. in the properties off of counter

- Chairman Susan Gibbons:

Okay.

- +1 203-***-**48:

which are already wet due to the wetlands there in the brook and things of that sort, how is this going to affect those properties that are borderline flooding during our wet times in Springs of the year and the engineers stated that they did a wetlands testing. I wait not understand exactly what the testing entails. But being familiar with the property itself. if in the spring that property is, wet enough to actually get a horse stuck in the mud actually, and that's incidences, but that is one of the questions I was wondering.

- Chairman Susan Gibbons:

Okay. Again the, after the public input, we will be going back to the, engineer for further comments. Okay?

- +1 203-***-**48:

A lot of the concerns such as Dawn brought up the wildlife impact studies. I know this is Wetlands. However, you know all those that were in favor, we're able to speak that even though it was wetlands and it wasn't a wetlands question. So that is a concern on the salamanders. There are quite a few different species on that property. There are photos available if necessary. And again, this is a Wetlands, I understand that. But should that not have been considered taking all the people who were for the project when there were no wetlands questions involved at that point? From, I guess that would be all. Other than other departments as you're stating that our questions should be. Zeroed into at different meetings.

- Chairman Susan Gibbons:

Okay. And thank you again and just for the record because I missed it. Can you just say can you just state your name and address again? I just want to make sure that the recording secretary was able to hear that.

+1 203-***-**48:

Joanne Williams. Condon Road of Oxford.

- Chairman Susan Gibbons:

Okay, thank you very much. And again, we will be going back to for more input from the, from the engineer after we get the public input. Thank you. um, alrighty. So, Brian Smith, helped me out. Who's next can you see?

- Commissioner B. Smith:

Sorry, William Wills is next.

- Chairman Susan Gibbons:

Okay, so this is Mr. Wills

- Commissioner B. Smith:

Yes, it is Mr. Wills from 20 Old State Road. He was on earlier, you had asked him to chime in and he hadn't and he has now.

- Chairman Susan Gibbons:

Oh, okay, okay.

-Chairman Susan Gibbons:

William, are you there?

Mr. William Wills:

Yes. Hi. I'm here. I am. I'm opposed for it. Everything that I was concerned about Yes. Hi. I am. I'm opposed. Everything that I was concerned about is already been talked about.

- Chairman Susan Gibbons:

okay, thank you for your input and next We have Mike McClain?

-Commissioner B. Smith:

Yes from 68 Larkey Road, Oxford

- Chairman Susan Gibbons:

Mike, are you here?

- Mike McClain:

I'm here. How are you?

- Chairman Susan Gibbons:

Good, thank you. You have the floor for three minutes if you like.

- Mike McClain:

I have a few questions. It's tough to read the plans here, but I'm assuming there's going to be a retention pond to hold any parking lot runoff.

- Chairman Susan Gibbons:

and again, these questions will be answered by the engineer who will address your concerns, he is listening in.

- Mike McClain:

And so I guess I'm environmental side of the wetlands Commission of the box. Turtles was the environmental study done with the biologist to see if there's an impact to that. With the owls that live in the area. Is there any study with the owls that live in the area as well? And I would have a big concern about any retention Ponds, put in there because I'm sure, I hope you all know how retention upon works is once that water comes into the pond, it does go through that drain off. Well, that drain has to drain somewhere and that's going to drain into the Little River where there is native trout species in that River. So that would be a big concern. I would have, is the native trout. In Connecticut is first of it. It's hard to find native child species in any River and we have them here in this town and that'd be a massive impact for Um, the environmental wetlands to it. So I would say how that tension upon, if I ring this planet, small, as far as I can see. that would impact their everything else. I think a lot of people have already addressed concerns about people for the obviously, if you're for the Church, of course you're for. Why would you not be? That's the most common. So I think that and it will take the rest of it with zoning as well, but as far as Wetlands, I would say the retention ponds where they bleed off to. The, the box turtle that live on the property and any of the owls and other species that live there as well.

- Chairman Susan Gibbons:
Thank you, Mr. McLean very much and anything else

- Mike McClain:
Thank you. Nope, that's it.

- Chairman Susan Gibbons:
All right. Thank you. Okay.

- Commissioner B. Smith:
Next Scott Roth 81 Christian Street.

- Chairman Susan Gibbons:
Okay, Scott. You have the floor. Scott you with us.

- Chairman Susan Gibbons:
yeah, whatever you're ready. I'm going to just start the timer there and you got three minutes. Go ahead.

Mr. Scott Roth:

Okay. About 55 years, back side of where there's yeah, they want to build the church and my big concerns and Wildlife. I have many pictures as I've shown in the past, you know, it's just a tremendous diver I just would hate to see it. That would ruin the community. Yeah, as a former Oxford Land Trust that's one of my terms.

- Chairman Susan Gibbons:
Okay. Very well.

- Chairman Susan Gibbons:
thank you very much.

- Chairman Susan Gibbons:
Who's next?

-Commissioner Brian Smith:
Kathleen Kapp, 15 Hawkins St, Oxford who is opposed.

- Chairman Susan Gibbons:
Kathleen, can you hear us?

- Kathy Kapp:
Yes, this is actually girl has been Chris Kapp and I'm she is at work, I'm speaking on her behalf.

-Chairman Susan Gibbons:
No, no problem. Go ahead sir. What's your name?

- Chris Kapp:
My name is Christopher Kapp, 15 Hawkins Road.

- Chairman Susan Gibbons:
Okay, whenever you're ready?

- Chris Kapp:

So, yeah, we're adamantly opposed to this project for several reasons. We're both Avid Outdoors people. I'm a Hunter as well as a big-time conservationist. The ecological and environmental impact, this is going to have, you know, I'm reading the studies. I've also talked to several friends of mine that are indeed that are saying that. This is for that piece of property. This is a nightmare scenario. There's Fox, there's Bobcat, there's owl, there's brook trout. They're going to be affected by the runoff. It's problematic to us. The other thing is, you know, if the town didn't approve, the high school being built there for many factors including the wetlands. What makes it okay for this church to be there? Um, with a 350 car parking lot. That's going to be plowed during the winter. The chemicals are going to go out in a drain and that drain is going to drain somewhere. I highly doubt that it's going to be going through a filtered catch basin and made into potable water. My other concerns are somewhat. Having known some personal things that are going on in that church, I find it also very alarming that they have armed guards. I can say that for a fact that Don Moeller carries a gun, every Sunday and stands outside that church not particularly anymore, but that's problematic. What else is going on there? That they need armed guards there? It's troubling as to what is going on there.

- Michael Herde:

Stick to just wetlands.

- Chairman Susan Gibbons:

Yeah, we got to stick to the Wetland factors only, sorry, you know, we can't consider stuff like that,

- Chris Kapp:

Okay. Yeah, no, I mean, that's all I have.

- I/W Enforcement Officer Michael Herde:

We are soil and water only.

- Chris Kapp:

Very well. Thank you.

-Chairman Susan Gibbons:

Thank you Mr. Kapp.

- Commissioner B. Smith:

Donna Achille- 81 Christian St., Oxford

- Donna Achille:

Hi, yes. Um, sky here, I live here with Scott for years now. And pretty much everybody has hit the points that we want to drive. Hard is wildlife box, turtles. Habitat. What they need. The path that these wild animals travel, which they're accustomed to traveling. I've watched the same scenario play out and Shelton, when I lived in Shelton and I went to a mini meetings. For both zoning and environmental and the things that were shut down were condos and things that butted up against open space and for very good reasons and traffic as well. I talked to him before about the runoff from parking and, you know, the sand and salt for 350 squares of parking. That alone is a little disturbing. and where's it going to go and drain into a drainage that what drilled in holes and you know, or they're talking about putting up barrels of hay around something, you know, it's just not I guess Civil One did a good job if you are getting paid and working to do that but I've seen this over and over again. That's all I think I'm so I'm opposed very opposed thank you.

- Chairman Susan Gibbons:

All right. Thank you. Okay Brian, who's up next?

-Commissioner B. Smith:
Lori Johnstone- 209 Moose Hill Rd, Oxford

- Lori Johnstone:

I'm definitely opposed to this project anything, this kind of scope and magnitude in our town is definitely a concern. This beautiful area means a lot to a lot of people. It really bothers me that something this large would go in there. Never mind anything smaller. There's death, there's no way of knowing what the impact will be. You put a structure in this large with parking lot that this that's this big as well. There has to be an impact of the surrounding areas. It's just inevitable. The, the heat that's going to be made by that parking lot alone. You have runoff from the salt and the sand in the wintertime, you know, that is going to go somewhere and the trout, the turtles. The other wildlife in that area, that is all going to be impacted. There's no way around it. You know, on top of that, you have others, other sorts of things like having that many people in this space, the light pollution, and all of this impacts the area around it, it's definitely a huge concern for me. I would like to see this church go somewhere else and provide maybe a rehabilitation for another building in town or in a surrounding town that needs to be rehabilitated. But to take away this beautiful piece of property, you can't go back and put it back. And that is forever changed, and thank you.

- Susan Gibbons:

Thank you. Okay. Brian, who's next?

- Commissioner B. Smith:

Danny Rogue. Highland Road, Oxford

- Susan Gibbons:

Okay, give me just a second. He said Danny right?

- Commissioner B. Smith:

Correct.

- Chairman Susan Gibbons:

Danny are you with us?

- Danny Rogue:

Hey, how you doing? Yes.

- Susan Gibbons:

I'm well, thank you. Are you ready?

- Danny Rogue:

Yes, yes.

- Chairman Susan Gibbons:

Okay, good. You have three minutes.

- Danny Rogue:

Thank you, appreciate. Good evening, everyone. So, first and foremost, I do want to say back to Thank you, appreciate. Appreciate. So, first and foremost, I do want to say back to Thank you. Good evening, everyone. Good evening, everyone. So, first and foremost, I do want to say back to Mr. Thank you, appreciate. everyone. So first and foremost, I do want to say back to Mr. Kapp's comments, that most of the people that were in favor of it did not give reasons that supported the, the wetlands they said that they were merely in favor because it was a benefit to the community. So I would just want to bring to light a few things. One is context and most of these studies when they talked about environmental

impact off of new buildings, are very short-lived and look at short-term Impact versus long term. Use in long term impact for starters. The first issue of course would be when you look at five, 10 years, down the road, if that property is not being maintained as it is. Now, in this report, we know that the fact that it is a proposed zero percent effect on the wetlands isn't going to be the case. So that's number one. Number two, again is we're not the commissioned and didn't sound. Like, in the report taken to consideration the amount of traffic one other person brought up the fact that when they're plowing and whatnot, Those chemicals that are being used again. A lot of these chemicals are deterrents to the effectiveness of the soil to the erosion and whatnot. So I don't it doesn't sound like he included it in the original. Talk about the, the Civil one thing. About the effectiveness of the drainage and the safety of the wetlands when it comes to the amount of chemicals that are going to be used to, you know, for the law and for the cars for the for the deicing and whatnot, you're talking about, you know, if we're just talking about once a week churchgoers, making the trip there for a parking lot. That side, that's almost 50,000 cars per year, going to that destination. That that survey did not have or clarify. What long-term effect is going to have on that land, and those are the main points I was talking about and of course not to continue the conversation further than that. But again, the they didn't mention, of course, the conversation is on dirt and water but there was no conversation and there's not going to be in a conversation about the effect on animals, so this is probably the only place that we can have that and so the loss of habitat is one that of course, is going to be the concern as well. Thank you Ms. Gibbons.

- Susan Gibbons:
You're welcome.

- Commissioner B. Smith:
Nancy Pelace from 12 Crest Road.

- Chairman Susan Gibbons:
You're welcome.

- Nancy Pelace:
So yeah, a lot of people have made some of the points that I was going to bring up, but I did want to just go back to I want to just kind of push back on. Pavement versus a permeable surface for all of that parking area. I mean, it definitely will have an impact on the wetlands. I don't know if there are Vernal ponds in that area, but I think both of those are just vital to the ecosystem and, and I think it would be just a shame to You know, allow any kind of impact on those areas. When we really don't probably need to. I also wanted to ask earlier. I think the civil engineer was talking about a septic system. Is that really a septic system versus a city? Sewer? And, you know, is that really something that? The town is willing to allow for that size of an operation. And also someone earlier mentioned hours of operation. This isn't a quote typical church. I don't really know what that means but if in fact hours of operation are day and night I think lighting, I know it's, you know it as somebody said this is kind of one of the few chances to make a case for the wildlife, but the lighting definitely impacts. The wildlife at night and I think that's it. But I am opposed because I really first of all, feel that this initial decision for some whatever. This is a land swap or I don't even know what I think there's so many questions because this was done without any transparency apparently during the pandemic. And I think that's unfortunate that we didn't have kind of a chance to get some facts before this got so far into the process. Thank you very much.

- Chairman Susan Gibbons:
Thank you for your input. All right, Mr. Smith who is up next?

- Commissioner B. Smith:

That is it Madam chairman. There are no other people listed as opposed.

- Chairman Susan Gibbons:

Okay, so I'm going to what I would like to do now is what I did for. The people that were proponents is just asked a couple times. Is there anyone else that would like to speak in opposition to this project?

- +1 203-***-***24:

I would.

- Chairman Susan Gibbons:

Yes. And who? Who's that?

- +1 203-***-***24:

My name is Michelle Marscia from 71 old Litchfield Turnpike, Oxford

- Chairman Susan Gibbons:

Okay, how do you spell your last name?

- +1 203-***-***24:

Michelle Mascia.

- Chairman Susan Gibbons:

Okay. Michelle and you're in opposition, correct?

- +1 203-***-***24:

Yes, I'm an opposition.

- Chairman Susan Gibbons:

Okay, so you have 3 minutes. Go ahead.

- +1 203-***-***24:

My main concern is the actual landscape itself. It's an extremely beautiful piece of property and just would be a shame to put a building on it. It very little in terms of nature that looks like that left in the world. Let alone right here in our own town. So it'd be really devastating to see it, turn into a megachurch or whatever kind of church they call it with 350 parking spaces. It's definitely concern for me the issue with traffic is Major the issue with the wildlife. The trout that was mentioned before owls with light pollution that's created from the building itself. The salamander that are endangered. Um, and I also have a problem with the fact that it would only be a positive outcome for people who are members of the church. By definition of other people are excluded from enjoying that building itself. I don't know if that falls into the category that we're talking about tonight but that's a concern salt runoff from the parking. Lot is another concern and just maintaining a property like that with paint with different electricity. Use so many things, there's so many things we need to talk about before this building is even like past. I don't I don't know how this is not more obvious to people who are members of our community, just seemed like it was hidden from other from everyone.

- Chairman Susan Gibbons:

Okay, thank you, Michelle.

- +1 203-***-***24:

That's all I have to say.

- Chairman Susan Gibbons:
I appreciate your input.

- +1 203-***-**24:
And my husband also is interested in having a say, I don't know if

- Chairman Susan Gibbons:
Yeah, that's fine.

- +1 203-***-**24:
yeah, hold on one.

Chairman Susan Gibbons:
Yeah, I could restart the clock and we could just State his name and

+1 203-***-**24:
Yep.

- Chairman Susan Gibbons:
address as well.

- +1 203-***-**24:
Hold on one second.

-Chairman Susan Gibbons:
No problem.

- +1 203-***-**24:
Jay. Are you on the line?

- Chairman Susan Gibbons:
Okay, you just speak a little louder and state your name again, please.

- +1 203-***-**24:
My name is Jay Mascia

- Chairman Susan Gibbons:
Um, okay. I'm having a Um, okay. I don't know. I'm having a little trouble here. Are you on, like, are you far away from the phone? If you could come closer, I'm just having a little hard trouble hearing you.

- +1 203-***-**24:
Oh, you're talking. Hello here.

8:04:14 pm - Susan Gibbons:
That. That's slightly better.

8:04:18 pm - +1 203-***-**24:
Okay, I just wanted to sign in about the amount of vegan going on at one location and Memorable recognizable feature. A lot of misgivings about possible like and see a lot less guys and when I moved into town, these are things that we might want to consider about the character of our town.

- Chairman Susan Gibbons:

Okay, thank you. Is there anything else you'd like to say Mr. Mascia?

- Commissioner B. Smith:

Amanda Williams from 718 Oxford Road, Oxford

- Chairman Susan Gibbons:

Amanda. Can you hear me?

- Amanda Williams:

Yes, I can hear you.

- Chairman Susan Gibbons:

Okay, so you have the floor, I just set the timer for 3 minutes.

- Amanda Williams:

Wonderful. Thank you. I just wanted to say that as an abutting landowner. I'm definitely opposed. I have a few questions directly for civil one. Engineering regarding the rain basins. With such a large parking lot. I'm concerned again. Like, others have mentioned about the rainwater Cooling in time before, exits, the basement into the Little River. And again, endangered species being mentioned, I have healed that directly border some of the back Eastern portion, I believe it is. And we have box turtles, constantly going along and we have a nest in the land, there's several of the other endangered species that were mentioned. all along with that, there's also the vernal pools that often show up, and then the farmer that would often take care of these fields and hay them. Even during the last meeting, it was mentioned that it was promeneur and explanation down in one area and to my knowledge those were used as drainage trenches to be able to access the field better and to try to make us the tractor could better go through. And even with that, the field could only be gone into the tractor once a year. I was hiking in the land recently and I'm in Muck Boots, you know the high boots and I'm that high and it hadn't even rained that recently. And this is in the land that is supposedly dry. I just find some of the comments are stated that about the land and how dry it is. Well, I don't find that. For, that's all I just say that. Thank you for giving me time.

- Chairman Susan Gibbons:

Okay, thank you very much Ms. Williams. Okay. Is there anyone else that would like to speak in opposition to this project? If so, please either speak up or put your name in the chat, your name and address so I could see it. This is again opposed. We're still on that. Any other opposed?

+1 475-***-**15:

Yes, hello.

- Chairman Susan Gibbons:

Hi. Are you?

- Chairman Susan Gibbons:

Okay, can you state your name and address, please?

- +1 475-***-**15:

Yes, my name is Carol Schiumo from 12 Lisa Drive.

8:08:21 pm - Susan Gibbons:

Okay, 12, Lisa drive and you're in a opposition to this project?

- +1 475-***-**15:

I am.

- Chairman Susan Gibbons:

Okay.

- +1 475-***-**15:

That's a number one. Beautiful spot in Oxford. Gorgeous. It. I'm concerned about the environment. I'd like to see an impact study. Performed, I'm concerned about the wildlife. Building something on that land is going to disturb the wildlife, the environment. I can't believe that, you know, blasting or whatever needs to be done, won't impact the wetlands. so, there's probably going to be direct and indirect impacts with the parking lot and just the activity on going in that area, would deter wildlife. So I oppose it

- Chairman Susan Gibbons:

Okay. Thank you Carol, for your input. Appreciate it.

- +1 475-***-**15:

Thank you.

- Chairman Susan Gibbons:

Okay. So I'm going ask again, is there anybody here? That is would like to speak in opposition to this project, okay. I'm going to ask again, is there anybody here, that is would like to speak in opposition to this project?

- +1 203-***-**12:

Yes.

- Chairman Susan Gibbons:

Yep, okay, so we have one two! Oh three. Okay, what's your name and your address?

- +1 203-***-**12:

My name is Deborah Altario and I'm on 37 Cold Spring Drive.

- Chairman Susan Gibbons:

Okay. Debbie go ahead.

+1 203-***-**12:

Ok, what I would like to know is has a study been done on the project for Little River because Oxford has totally destroyed Hoatley Pond. Everything that has been done in this town has dumped into Hoatley Pond a swamp if you ever drive down 67, when that pond was, irrigated many years ago, Oxford refused to take care of their end of it. And now, In the Oxford portion of that pond. It is a total swamp. What impact is this project going to have on Hoatley Pond this time? Because it's coming through Little River. Is there a study been done? What it's going to do to that pond?

- Chairman Susan Gibbons:

So when the engineer speaks or when, you know, we swing back to the the people that are presenting, we can address that question, okay.

+1 203-***-**12:

Okay, thank you.

- Chairman Susan Gibbons:

Thank you, Deborah. Anna, I see that you put your name up and you're not opposed or you're in favor, but you would like to speak. Can you hear me Anna Rycenga?

8:11:22 pm - Anna Rycenga:

yes. Good evening. Can you hear me?

8:11:24 pm - Susan Gibbons:

Yes, go ahead.

8:11:25 pm - Anna Rycenga:

Okay, good evening.

8:11:27 pm - +1 203-***-***12:

Oh,

8:11:27 pm - Anna Rycenga:

My name is Anna reisenga. My address is 20 West, Fair Drive, Westport Connecticut. I'm a professional land use consultant and was the ZEO for Oxford for many years and prior to that worked in the wetlands agency office. So, I just have a few comments and suggestions for the commission and I'm not opposed and not in favor, but a upon reviewing the plans, I just have a few comments. Well, first off, I'd like to start off. If this is approved, I would highly recommend that the commission have the applicant file a stormwater maintenance plan, and it should be recorded in the land records. All the stormwater features that are on site, if they're not maintained, they will not function properly. I think it's important for the commission. If it is approved that that's done. Also, if this site is approved, I highly recommend an environmental site monitor should be retained for the site during construction because it is a sensitive site. And then a question I have is, has the applicant developed a snow and ice management policy? As you know, from snow piles resulting from a parking lot and street plowing they contain a lot of contaminants. And it includes salt, sand, heavy metals, petroleum products, I can keep going on, but when the snow piles are stockpiled near wetlands or water bodies they pose a real threat to water quality. So my suggestion to the commission if the plans are approved that they should be revised to reflect stockpiling locations for the snow, and it should include markers on site. So therefore, if the site is getting plowed, the people who are driving the vehicles that are plowing they know exactly where to store these, these piles. Also in regards, I'm just going to make these comments. I know the commission members are very familiar with this. I did hear that there were questions regarding vernal pools and as, you know, vernal pools, they have to be found a vernal pool analysis has to be completed in the spring and I just I'm just asking if one has been done. I think it's important, you know, to know that because obviously they vernal pools contains specific ecology. So, I questioned that and last but not least regarding the wildlife habitat, I know all the commission members are very, very familiar with the Avalon Bay Supreme Court case. And in that case, they concluded that the Inland Wetlands agency protects the physical characteristics of wetlands and water courses, and not the wildlife, unless you can make that connection.

- Chairman Susan Gibbons:

Okay, just finish up your sentence. We are out of time. Sorry to do that to you.

- Anna Rycenga:

No, that's absolutely fine. I'm just stating, if you're going to regulate the wildlife, you have to connect it back to the wetlands and water courses. Thank you for your time.

- Chairman Susan Gibbons:

Thank you, Anna. Appreciate your input. All right. Brian. Who do we have, anybody that is opposed with it? We can, you know move this to neutral or comments like Anna just made. So I don't want people to think that they can't speak if they are you know neutral or just um inquisitive. So is there anybody that falls under this?

-Chairman Susan Gibbons:

So is there anybody that falls under neutral stance here that would like to speak? to either opposition or just like a neutral stance here that would like to speak or that hasn't had a chance yet? Any neutral parties, like to speak or any opposition, we're still entertaining opposition. At this time of people that didn't have a chance to speak, anybody would like to speak in opposition of this project. I'll ask one more time. This is in regards to anybody that would like to speak in opposition of this project. Any neutral comments or questions of

- Matthew Sanford from SLR Consulting:

But No matter, Madam Chairwoman, I'm from SLR and we haven't had an opportunity yet.

- Chairman Susan Gibbons:

yes, what Oh, hi Matt.

- Matthew Sanford:

We haven't had an opportunity yet this evening to make a presentation, but I wanted to relay to the commission as well as to the applicant. The SLR is still completing their second review letter for this particular application. Some new materials arrived this afternoon. For Mr. Kenny as well as a report for Mr. Lord, we are anticipating wrapping up our letter very shortly and we would request that the commission leave or continue the public hearing so that we can then provide the appropriate, our comments to the commission as well as allowing the applicant to address those comments accordingly.

- Chairman Susan Gibbons:

Okay, Mr. Sanford, thank you for that. Um, so I think, you know, it seems like at this time that we cannot, we certainly can't close the public hearing, you know, because we still are, we have some reports that are outstanding I just want to know at this time is in regards to any of our, you know, our public. If anyone would like to speak either and well, we could start within favor, any other people in favor of this project, I'm going to give you another chance to speak this. Um, and again, this public hearing most likely is going to get continued because we still have to receive input from some of our experts. So, any other people that are proponents of this project that would like to speak tonight, please let me know by putting your name and address in the chat. Or if you're on the telephone, if you could just speak up and this would be people that are in favor of the project. Favor in favor. If people that haven't had a chance to speak that are opposed president Neutral. Anybody would like to speak that is neutral. Okay. Well, just based on what we just learned, we do have some additional information that needs to be received by the commission. I think that I would like to entertain a motion to continue this meeting. Attorney McSherry, is there anything you'd like to say before? I entertain this motion to continue the meeting?

-Attorney Kevin McSherry:

I didn't know if Madam Chair whether the commission would like to ask some questions now or go back to the applicant to respond to some of the issues that were raised by people who raise those questions in. I think in. I think those can be at least addressed this evening if you feel, it's enough time tonight because it's fresh and everyone's mind with the questions that I would perhaps recommend if the rest of commission can ask questions if they would like.

-Chairman Susan Gibbons:

Yeah, I think you that's an excellent idea because you know, a lot of people had questions and we have their engineer, Brian Baker here and I know he was listening and so I think it would be in our best interest to go ahead and totally just let the applicant respond to the issues that were raised by the, you know, the people that were against the project. Brian, are you there?

- Brian Baker - Civill:

Yes, Madam chairman.

- Chairman Susan Gibbons:

Okay. You've been listening and you, you know, that there are a lot of, you know, things came up and a lot of it falls under engineering as you know. Would you like to address some of the issues that the public has in regards to the project?

- Brian Baker - Civill:

Sure, sure.

- Chairman Susan Gibbons:

Thank you.

- Brian Baker - Civill:

And I think, Bill Kenny's on with me. He might speak a little bit too.

- Brian Baker - Civill:

I'm going hit the highlights of the things that have to do with Wetlands, which is your pure view. So there were so number of comments about traffic and lighting and even wildlife which is Anna had mentioned under the wetlands purview, you know, you wetlands are only considered in whether they directly effect, you know, the habitat the effects of what animal would have a physical impact on the wetlands, so you're looking at physical impacts on the wetlands, which we don't have any. I also want to know that we did, check the dep's natural diversity database, which basically has areas for an entire town, whether any threatened, or endangered, species are located on the site or ever been seen in. Have not been any on this particular site but Mr. Kenney can talk about that a little bit more. I'll talk about there was a question about the fill on the site and where the Phil's coming from everything. All of the fill required as far as raw earthwork is coming from on site. It's a balanced site. So we have our cuts and Phil's balance. The only thing coming on site is construction materials crushed stone piping concrete things like that but the actual raw earthwork is it's a balanced site. So we have balanced our cuts and fills in this project. Secondly, I would like to talk a little bit, as there are questions about how will downgradient properties be affected due to flooding because they're already wet. Someone mentioned the pond, it's further downstream, you know what potential could this have the whole point of the storm water management system is to hold treat and retain the water for all the design storms. The town of Oxford has some aggressive regulations. As far as you have to mitigate the storm, water flows and make sure you're showing decreases in the two years through 100 Year design storm, 24 hour storms plus 100 Year, 12 hour storm which is a more intense storm and we have to use the most recent rainfall data available from Noah. So all that has been done and we have shown that there will be no increase there will be decreases and post development stormwater in every storm event. With the implementation of our storm drainage system.

- Chairman Susan Gibbons:

Mr. Baker, can I interrupt you? I'm sorry, I just want to remind everybody that we're only using the chat for purposes of putting our name and our address. It's very distracting because some people are writing comments that we really need to stop doing that. Okay, go ahead Mr. Baker.

- Brian Baker - Civill:

Okay, no problem.

- Chairman Susan Gibbons:

Sorry.

8:23:10 pm - Brian Baker - Civill:

We we're talking we're talking about, that's stormwater retention, that's what the ponds are designed for, for both retention and for treatment. As I mentioned previously that the DEP has criteria for sizing these basins to ensure that you hold the water quality volume within the Basin. As I mentioned previously basins we're at 132% of the requirement basin B. We're at 159% of the requirements, so they're oversized from a stormwater treatment and quality standpoint. Additionally, before they even get to the basins, the stormwater storm train. It's just to run through a series of catch basins with four foot deep sumps. No standard is two foot deep, but an Oxford, we do 4 foot deep sump and so there's more sediment storage available in in all the catch basins as mentioned as part of the revision per SLR. The we will have air sections of perforated pipe that will allow the drainage to perforate through the pipe into the subsoil down below that will decrease flows even more and provide for treatment and that we didn't take credit for that in our calculations. And lastly, before each Basin Outlet There's also a hydrodynamic separator which that it's just a tank that it's basically an oil grit chamber. What it does is it circles the storm water, lets the sediment fall out separates any oils or floatings and it treats the storm water so that unit in and of itself removes 80% of total suspended solids. So there is a series of measures that we've put in place here to make sure we hold treat and detain the water before it discharges to the wetlands and as I mentioned it, each of these outlets has a level spreader beyond it. So there will be no issues with velocity or erosion. The closest activity is 120 feet from the river. The benefit of this project is you all do get we've got 5.2 acres of additional conservation easement area so that entire wetlands area in the back. Check and that area within 120 feet of the river would be under permanent conservation easement so, Let's see. Through those downgradient we talked about retention pond. septic system. Yes, this property is served by septic. Septic system has been designed in accordance with accordance with the state health code has been reviewed and approved by the pop, rock District Department of Health that's who's required to review that. You know, and I think you should also mention that, you know, we're the commission is done a pretty thorough job in their review and then also their third party review of this project. The this is the first project I've been involved in in Oxford, where we've had A third party review by Nafis and Young, you're Town engineer who reviews most of the projects. Another third party review by SLR group. Review by Southwest Conservation District. So, there was no shortage of additional reviews and sets of eyes on this and we have Incorporated the vast majority of those comments and obviously SLR has to digest that still in and come back and see if they agree with the items that we've implemented based upon their review. With that. I could turn over to Bill. If you wanted to say a few words.

8:27:10 pm - Bill Kenny:

Sure. Thanks. Thanks Brian. I'll bill Kenney. I just wanted to touch upon a few things. Regarding some Wildlife questions Sure. Thanks. I'll bill Kenney. I'll bill Kenney. I just wanted to touch upon a few Regarding some Wildlife questions Sure, thanks. Thanks. I'll bill Kenney. I just wanted to touch upon a few things. Regarding some wildlife questions that came up and again, Sure, thanks. Thanks. Thanks Brian. I just wanted to touch upon a few things. Regarding some wildlife questions that came up and again with what both Brian and Anna mentioned about the connection between wildlife and the wetlands, or the water course, and that there needs to be if physical impact, to those resources, as it relates to Wildlife, such as Vernal pool species. There's where they are fully dependent on a Vernal pool for their breeding cycle and for them to survive and therefore do have an effect on those Wetland systems. But I'd like. And I'd like to say that there are no vernal pool, there's no vertical habitat on this property and none that I'm aware of. That's a close by either. So, the habit, the wetland habitat on the property, they're in in the north. There's a small Woodland stream with a narrow border of forest in wetland woodland, wetland. And then, of course, along the Eastern property, boundaries the Little

River and Meadow floodplain Habitat to the west of that. So, no isolated ephemeral pools that would be able to support Vernal the breeding and development of Vernal pool species. Such as a wood frog or spotted salamander and so forth. So, they're in my professional opinion. No issues with regard to, to vernal pools with this project. The box turtles that have been mentioned. They primarily spend their time in in Woodland, habitats with the open understory and although May wander into Fields, most of their time is spent and forested areas that. Two forested areas that we have on the property are to the north and to the South and those areas are going to be remain and we're not doing any work in those areas. Certainly, would or could consider. A sweep of the development site before development starts to confirm that. There are no species, no box turtles in those areas if we and you could do a sweep review for them. And if they are found remove them from that area, put up the silence and prevent them from entering back in that area. But again, their primary habitat is a woodland area or if it's a meadow, it might be. It's more of a marsh area that they would use a wetland meadow and we are fully protecting the wetland meadows on the property. So, I think that I also want to reiterate that this property does include a 5.1 acre conservation easement along the Eastern property, boundary and I believe that also, as you see on this drawing, there is as part of this project of 14.8 acres of land of privately held land now. The fields and woodland, East of the river are going be deeded to the town of Oxford. Now that and the town of Oxford on the other hand is, is deeding about 7 acres to Cornerstone Church, but there's a net increase of open space undeveloped land of about 7 acres plus the 5 acres of conservation, so there's a significant amount of conservation with this project. I think it's a good balance of some development and a tremendous amount of conservation. So that's it for this evening.

- Chairman Susan Gibbons:

Thank you, Mr. Kenny,

- Chairman Susan Gibbons:

Right now I would like to open it up then to the Commissioners if you have some additional questions for either Brian or Bill. This would be good time to ask why everything is fresh in our minds and so this is now the commissioner's. Is there any are there any questions?

- Commissioner/Secretary Ethan Stewart:

Add a couple of quick questions for Brian Baker, one of the comments from the public. Somebody had mentioned that the perforated pipes that were being used as part of the mitigation of not doing pervious pavement, I guess what does happen with those in the in the winter months with the sanding and sand going through those do they eventually clog up and does that do away with what you know, the purpose of them?

- Brian Baker - Civil:

I mean they would they would typically have large enough openings to allow that sand in the sand itself is porous. Right. I mean when you're doing a road stand if there was with their sand in the pipe, that's still going to be porous and eventually the pipes are pitched in such a way that they thought sand washes down into the sumps in the catch basins and into the you know, ultimately into the hydrodynamic separator for removal. And as I mentioned, this was sort of like a suggestion at SLR made above and beyond all the items we're doing already and we were happy to incorporate it, but it's by no means that the stormwater management system is not dependent upon those appropriated pipes, it's another sort of, belt and suspenders edition.

- Commissioner/Secretary Ethan Stewart:

Okay. The alternative plans that you presented last time, the 2 alternatives basically showed a building that was 25,000 square feet but the plan in front of us is for 37,520 square feet. So obviously that's a larger upland impact than, I guess, your alternate plans. So, I guess just kind of wondering about that.

- Brian Baker - Civill:

That was because what we were doing was the to try to maximize, that's a maximum we could get with those 2 layouts. And as part of my analysis, you know, as far as, I will pull those up. I did include criteria here

- Brian Baker - Civill:

Okay, we'll just show you all one for now. But you notice in the column here up at the top when we're doing the comparison analysis, does the product the alternate meet the church's goal of a 750 C church and neither one or two met that goal. So that was basically the largest Church that we could fit without actually you know, putting the church in the wetlands per se. So that's why. And then same thing with the other on alternate to crossing. You can see again, you know, we have wetlands here in here and we really maxed out the parking and the church and so it does not, neither of those number one, I believe they more potential impact for wetlands. And obviously, alternate two does cross the wetlands. And number two, they don't even meet the crate. The, the criteria the program that the church requires, which is why we got to the point of trying to gain the additional space, along the frontage edge opposite, the wetlands, so that we could develop the church in accordance with their needs.

- Commissioner/Secretary Ethan Stewart:

Okay. Yeah, I'll let another commission member ask a question.

- Chairman Susan Gibbons:

Okay, Commissioners. Anybody else?

-Commissioner Joseph Lanier:

Yeah, I had a question regarding the perforated pavement on because one of the issues that we have to take into consideration in, even the retention ponds, won't really address. Us is the thermal impact on discharge into the Little River and the accumulation of salt and if you're able to yeah, perforated pavement on because one of perforated pavement on because one of the issues that we have to take into consideration in, even the retention ponds, won't really address us is the thermal impact on discharge into the Little River and the accumulation of salt. And if you're able to perforate into the ground on site, then you won't travel and you won't have that thermal impact especially the sensitivity of the trout species, that are actually in that river itself. So, that was a question that I had in regards to that. Another question I had was in regards to the septic system because you have 750 people, you're going have a huge influx of liquid into the tank. And then going into the leaching fields, there are systems where you can time it out to slow the release. So, you don't basically overwhelm it because with nitrogen and phosphorus potentially leaking into or leaching into since the water table is right there. Going into the river and then causing problems either on site or in those areas downstream with algal blooms and everything else. And that's another concern. As far as trying. I don't know if we can address that or not. But that was I'll let you address those. I do have one other question as well.

- Brian Baker - Civill:

Sure, well, that the septic system, we have criteria from the state, we have a design code that we have to go Sure. we have criteria from the state, we have a design code that we have to go Sure. Well, that septic system, we have criteria from the state, we have a design code that we have to go by Which looks into separation to groundwater separation to wetlands length of septic. Trench size of septic, tank based upon the use, that's what this system was designed in accordance with and has been approved by the

- Commissioner Joseph Lanier:

Right, but they don't take it. They don't design for environmental impact, they designed for human health.

- Brian Baker - Civill:
They absolutely do.

- Brian Baker - Civill:
No. Their whole issue is to their whole issue is to have any potential environmental impact. No, they absolutely do, their whole, their whole issue is to have any potential environmental impact or 100 feet away from the wetlands, health hazard and and we're in over okay? You're allowed to have a drinking water, well within 75 feet of the septic system. So...

- Commissioner Joseph Lanier:
With 750 people using it.

Commissioner Joseph Lanier:
So you have a large volume of people using it. That's what I'm saying is that you'll get a large influx there.

- Brian Baker - Civill:
Right. And then the system gets to rest the entire an entire week or, you know, for days in between and people that use, you know, the Right. And then the system gets to rest for the entire an entire week or, you know, for days in between and people that use, you know, the use of a church you don't typically get high water, volume flows. It's not like, a residential use, we don't have showers. You don't have washing machines, you know. So it's not it's a typically a low by me think if you go to church, you know, maybe.

- Commissioner Joseph Lanier:
Well, this is I understand Brian. I do live in town so I know there are very active church and that's great to see the people participate. So, it's not like people are maybe for events throughout the week and it's a just for an hour and leave, they host large facility to be able to host that which is great. But those are considerations that we have to kind of think about as far as that influx of material in the state. I mean the when they look at a septic system they don't even care if it goes into a wetland. They're like, as long as he passes human health code, that's fine. So that's a concern.

- Brian Baker - Civill:
Other than getting the state, the Pomperaug District Department, health code approval and designing it in the courts with the requirements on the regulations. That's what we're called to do. And, and what we're over 100 feet.

- Commissioner Joseph Lanier:
Right.

- Brian Baker - Civill:
away from the wetlands and over 200 feet away, from the wall,

- Commissioner Joseph Lanier:
So how about the thermal impact? How are we going to address that?

- Brian Baker - Civill:
Well, that water quality volume in those basins that I mentioned, that part of that is being held in the basins for thermal impact, so what happens is, if you get a slug of hot water often off of the pavement on a hot day, it's going to come in and going one side of the basin and push the cooler water out to the other side of the base and that and that's the stuff that does not perforate through the perforated pipes. So if you have some infiltration through the perforated pipes and then holding the water quality volume in the basins, that's also designed to mitigate thermal impact. That's why you put the low flow orifice

above the bottom of the Basin so that there is area that's held in the base. And that can either infiltrate, or if it's holding water, it'll push the water that's been in the base and it's been exposed to vegetation out the outlet first.

- Commissioner Joseph Lanier:

So but if we've been also seeing rains of significant fall, so if you get six inches, 8 inches of rain, I mean, it's like a bathtub. Yeah, it says hot at one, for a sec, but then it's going migrate and get pushed down river and then its all going to go.

- Brian Baker - Civill:

Right. Once you get it, the water quality volume, is that first into runoff. And once you get that, you have the basically cooled the pavement. And so that's initial flush is what's high and comes in after that and the rain is falling. The pavement's, cool, and the thermal impacts been mitigated by the by the base, and by the water quality volume. And again, that's, you know, again, not taken into account any of the infiltration into the piping.

- Commissioner Joseph Lanier:

okay, and then how about the saw and all those other petrochemicals that were concerned with

- Brian Baker - Civill:

I will work on that between now and a meeting. I agree with Anna's comment on providing you with a assault management plan or parking lot management plan as far as assaulting chemicals. So, I will have a answer for that or program and something that will incorporate it to the plans before the next meeting.

-Commissioner Joseph Lanier:

Okay. That's great. But the thermal impact I mean I'm just thinking if you have a week of 90 degree temperatures and you get our heavy rain and I don't know, I just don't think it's going cool off that quick. I mean, we have to realize we're in a period of climate change where you get hotter and hotter weather and more intense, rain storms and that's just the science. So, I don't really think we're taking that maybe into consideration enough. And so those inflows may not necessarily work the way it's engineered, so I understand what you're trying to say, but I still really question how effective the one inch it cools off. I'm not so sure about that. Asphalt retains a lot of heat for a long time and there's, that's why I was asking about the perforated, the parking lot being support us basically. So, you can actually get the recharge right into the ground right there and you don't have to worry about these thermal impacts.

- Brian Baker - Civill:

Understood and I had mentioned the why we would incorporate the perforated pipe which would have that similar effect in that water. Coming through the storm drainage piping will be leaking through the bottom of the storm drainage piping into the underlying surface up.

-Commissioner Joseph Lanier:

Right, but the larger the area that you have the entire surface area, the parking lot that's porous, you're going to get better infiltration than if you have a concentrated in pipes and then it's moving at volume to be able to be absorbed. It's just like a paper towel, you know, when you put a paper towels spread out, you are going to absorb more with no problem if you spread it out, but if you push it and it's moving the water goes forward and you can't get it all up, and that's why I was wondering about the parking area there because that's it's a huge area.

- Brian Baker - Civill:

Your comment is duly noted and understood.

-Commissioner Joseph Lanier:
Thank you.

- Chairman Susan Gibbons:
All right, Commissioners. Anyone else have a question?

- Chairman Susan Gibbons:
Andrew any questions

- Commissioner Andrew Ferrillo:
Yes. I just have a question for Mr. Baker.

- Commissioner Andrew Ferrillo:
The area that you created for the roof drains, is for underground infiltration?

- Brian Baker - Civill:
Correct.

- Commissioner Andrew Ferrillo:
Is it possible to expand that type of system? Under the parking area or another area of this property to increase that infiltration?

- Brian Baker - Civill:
It is, but you actually get better storm water treatment we agitated

-Commissioner Andrew Ferrillo:
Okay. And I have one other question that related to that, but you know, of any studies that are made of the exit areas off the pines, the water temperature, because it's going to go directly into that brook at some point in a short period of time depending upon the volume, right?

- Brian Baker - Civill:
I'm not sure what the question is, Andy.

- Commissioner Andrew Ferrillo:
The water temperature that exits the detention plans.

- Brian Baker - Civill:
Yes.

- Commissioner Andrew Ferrillo:
Have any studies been done in that area.

- Brian Baker - Civill:
I do not know of any, I do know that that thermal impact is part of what is considered in sizing, these basins, for the water quality volume in accordance with the DEEP stormwater manual, you know and also note that you know our stormwater outfall is here. It goes over a little level spreader into this wet meadow. Or 420 feet at a minimum before. So, it's not like these discharge points are directly at the river's edge or even with 50 or within 50 or 100 feet of the river. They're over 120 feet away from the river itself into that wet meadow area, which are to provide additional cooling treatment. Slowing. It's so, as far as its effect on the river, I don't think that there's going to be any negative, any negligent effect from the stormwater management system, based upon my experience at based on the design criteria that we look to then the best management practices.

- Commissioner Joseph Lanier:

But that's dependent on the plant material, still staying alive, in the 120 foot buffer. If it gets killed or dies, then you've lost the benefit of the plants. I think that's why Andy was asking about studies and seeing if it had what happens at the discharge of the plant material dies, after the discharge over time because it's not maintained, then you've lost the benefit there and then you have a direct route right into along with silt at that point. If the plant material is not there into the river.

- Brian Baker - Civil:

I honestly in 25 years of doing this and designing basins and having them installed and watching them after their constructed, I have never seen a basin that has had the vegetation on the outlet side will die after installation. It just, it's, it's not going to happen. I mean, it just won't it. You are going to have the water treated through the system, discharged to the wetlands after being treated, and that wet meadow is going to continue to function.

- Commissioner Andrew Ferrillo:

Okay, I have nothing further at this time.

- Attorney Kevin McSherry:

Sue, you're on mute.

- Chairman Susan Gibbons:

You think I'd have the hang of this? All right, thank you.

- Attorney Kevin McSherry:

You're doing great.

-Chairman Susan Gibbons:

Thank you. I am. I'm just asking if any other Commissioners have a question for Brian or Bill. At this time.

- Commissioner/Secretary Ethan Stewart:

Yeah, one quick thing just a piggyback off what Joe was saying with the porous pavement and the perforated pipes, those perforated pipes that you know you're proposing to be installed they're only. In a small area of the parking lot though, aren't they? They are not throughout the entire parking lot area.

- Brian Baker - Civil:

We stipulated will install them wherever we encounter. Good soil, appropriate soils, which I believe would be most of the flight the entire site is either Sutton or Charlton soil. And that is all moderately well drained soil. So, I would expect that the majority of it will be perforated by and in fact, we would stipulate to installation of all pervious all-pervious, pipe and less conditions. You know, unsuitable conditions are found. You know, whether they put it that, you know, that will install the pervious where we find it. You know, I think that's going to be the majority of the soils, we find it. So, we can modify the plants or stipulate that we will install pervious rightful arm drainage the last unsuitable. Conditions are found during installation.

-Commissioner Ethan Stewart:

Yeah, I would also assume that part of part of your plan, like, you know, if this did go to construction that there would be some sort of like phasing plan, so you didn't have too much of the site opened up at one time, also.

- Brian Baker - Civil:

there's a construction sequence and basically, we're the The off-site drainage along Oxford Road, so where to catch Basin 20 is here. So right now, there are a couple pipes that come in across the road

from 67. That's going to be caught and bypassed. So that the entire construction area stays dry except for what falls directly on it. Then the temporary sediment traps are constructed and basically each of the temporary sediment traps has less than five acres of drainage going towards it so they can be constructed in at the same time. But there is a Full Construction sequence on the last page of the plan set.

-Commissioner Ethan Stewart:

Okay.

- Chairman Susan Gibbons:

Commissioners. Any other Commissioners have a question? Any. staff enforcement any

- Wetlands Enf.. Officer Michael Herde:

Yes, I just want to make a general statement. There's been a lot of sideline comments about how did we get to this point? And there's nothing more transparent than having a public hearing with public. Notice in the paper. A lot of people have wondered how did the time frame go? The commission has approximately anywhere from 200 to 300 applications a year for various projects in town. It takes time to get enough information. To deal with them and figure out, if it is significant activity, which is one of our state requirements to go to public hearing. As well as. There is public interest. So, this application came in. Has been dealt with. And at a certain point, the commission did decide that there was significant activity to bring it to public hearing. So due diligence has been done. Both sides have asked the question as to the time frame. I believe the commission is doing its due diligence. And there's nothing more transparent than what is before you right now. So, I believe the commission is doing its job quite well. That's all from me.

- Chairman Susan Gibbons:

Well, thank you, Mr. Herde for your vote of confidence. I appreciate it. but yes that's the purpose of public hearing and so we can get, you know, to bring this to the public and yes we're doing it through a Google meet and then pretty soon, the town hall is going to be open and we can go back to doing in-person meetings. you know. It's also posted on the town, the town website. You know, I'm just making sure everybody knows that not everybody reads newspapers but you know if you're following along with what's going on in town everything it's posted on the town hall website. Just want to make that clear. Commissioners, any other commission members have questions at this time? I know that we are awaiting other reports and so we probably have to continue this, at this time, unless we have questions that can be dealt with, you know, right now anybody have something on the tip of their tongue that they're dying to ask.

- Attorney Kevin McSherry:

Madam chair. Kevin McSherry. I do have just two questions and both are short. One. One is Mr. Baker is there an existing conservation easement on the property?

- Brian Baker - Civill:

I know. Yes.

- Attorney Kevin McSherry:

Okay, that's good. Thank you. And the other one is on the storm management plan. You, you set up a storm management plan, for how it's acting today, we are plan include an ongoing maintenance plan for the store maintenance of the system over the next. 10, 20 years, whatever it's going to take?

- Brian Baker - Civill:

Yeah, There is a stormwater management plan and maintenance schedule, that is included on the last page of the plans. And if you want that pulled out as a separate document, that also gets filed, that's fine, we've done that before. But yeah, there is maintenance plan for the long-term maintenance and reporting to the town. With these reports in perpetuity

- Attorney Kevin McSherry:

Yeah, I think that that's a great thing to be pulled out and as I think, Anna suggested was recording it that way, it's there because after I'm long gone and you'll be long gone. Well long after I'm long gone so someone can follow it forward. Thank you.

- Brian Baker - Civill:

Yep.

-Chairman Susan Gibbons:

Okay great. So, any other comments questions from the commission or our staff Commissioners or staff? all right, so I think at this point because we are expecting You know, some updates on it would be in our best interest to continue this meeting. I'm making a suggestion and I will solicit a motion in just a minute. to continue the meeting until **Monday, June 7th 2021**. As far as the time, I'm thinking as maybe 7pm unless you want to do 6:30, but we'd be back at the Town Hall at that point. The town hall will be open and we have more space and we can meet in person. And again, that's Monday, June 7, 2021 at 7:00 PM at the Oxford Town Hall in the main meeting room. Denise, I'm hoping that that the room is open and no one else is using it. I don't know. We used to have a calendar. We just go right to the calendar and check but I don't think you're at town hall right now so you can't check the calendar. But do you know if anybody is using the town hall on Monday? June 7th around, 7 pm.

-Admin Assistant Secretary Denise Randall:

I will check.

- Chairman Susan Gibbons:

Yeah. I mean, I think we'd be pretty safe. I don't think there's any meetings that night that I know of going on. When is the Planning & Zoning meet? They're, they're not meeting that night, right?

Attorney Kevin McSherry:

P & Z is June 1st and June 15th.

- Admin Assistant Denise Randall:

There are meetings are on Tuesdays.

Chairman Susan Gibbons:

Thank you. Okay, good. I think we're pretty safe to go ahead and schedule the meeting and we will notice it. And so on, as far as the time do things, 7pm is good. Since we're doing it at the Town Hall.

- Chairman Susan Gibbons:

it might be 6:30 might do too early so I'm going to ask are first of all our attorney, would you be available to meet that night and is 7pm ok?

- Attorney Kevin McSherry:

I am available. I'm available that night.

-Chairman Susan Gibbons:

Okay, good and commission.

- Chairman Susan Gibbons:
Does this work for all?

- Brian Baker - Civill:
That works for me.

- Bill Kenny:
That that works for me. The one thought I had is

- Bill Kenny:
Can with a house, does SLR have enough time to provide comments and then allow us enough time to respond.

- Chairman Susan Gibbons:
Okay. So that's two weeks. Two weeks from now.

- Bill Kenny:
If Matt is still, I assume he's still participating with the meeting and he might, yeah. Matt Sanford from SLR.

- Chairman Susan Gibbons:
Are you here, Matt? Maybe not.

-Commissioner Brian Smith:
Now he's unfortunately he's dropped.

- Chairman Susan Gibbons:
Okay, thank you for checking. I appreciate that. Um, well, let me ask you Mr. Kenny. Like, how about how much time would you need? Like for example, if they could get it to us in the the next week or so, does that give you enough time or is this Is this something you're going to need more time? I mean, don't forget, we can still, we can continue again. If we didn't have what we needed, we certainly could continue the meeting again, but you know, I'm just, what's out?

- Bill Kenny:
It'd be great. yeah, if by the end of the week or Monday, that would be great.

- Bill Kenny:
What do you think, Brian?

- Brian Baker - Civill:
If yeah, I give us a week that would be fine.

-Chairman Susan Gibbons:
So, let's aim for June, June 7, 20 21, 7pm at the Oxford Town Hall. The main meeting room. I would like to solicit a motion from one of my Commissioners to continue the meeting until then.

MOTION made by Commissioner Joe Lanier to continue the public hearing on Monday, June 7th, 2021 at 7pm in the main meeting room at the S.B. Church Oxford Town Hall. Seconded by Commissioner Brian Smith and all in favor 5-0.

9:00:51 pm – Chairman Susan Gibbons:
Is there a motion to adjourn?

MOTION to Adjourn this public hearing at 9:00 pm was made by Commissioner Joe Lanier and seconded by Commissioner Andrew Ferrillo. All in favor 5-0.

Respectfully Submitted,



Denise Randall

I/W Administrative Secretary

21 JUL 28 AM 9:46
TOWN OF OXFORD, CT
Gregory A. West
TOWN CLERK