

June 28, 2021



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, June 28, 2021

The **Special Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, June 28, 2021.

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

Chairman Gibbons read the public hearing procedures:

I wanted to remind everyone that this meeting may be recorded by personal devices of our secretary or the stenographer in order to create this record. Please speak clearly, when it is your turn. If your home please mute and please do not use the chat feature unless your instructed to do so. When it comes to the public input, I will let you know which order this will be in.

PLEDGE OF ALLEGIANCE:

ATTENDANCE ROLL CALL:

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

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

The Chairman asked the secretary 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**

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wetlands= 3.77 acres) (Wetland's 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, June 28, 2021 at 7PM by video (Google Meets) or by phone with the following information and in person at the Oxford Town Hall in the main meeting room.

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. 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. There are 2 sign-in sheets, one sign in sheet is in favor of and one is for opposition. We want to go in order and feel free at anytime to sign this list. I will make sure everyone has a chance to speak either in person or online.

Chairman asks if the Commission has a conflict.

No conflict from the Commission.

The chairman asked the applicant if they have reason to believe if any of our commission members have a conflict of interest.

Mr. Brian Baker (Civil One Engineer, representing the applicant) I have no reason to believe there is any conflict.

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

Commission secretary Stewart read the following correspondence into the record after the last hearing:

- 6/14/2021- Civil One 2nd response letter from public hearing comments
- 6/14/2021- Civil One response letter for snow & de-icing protocol
- 6/14/2021- Revised site plan
- 6/14/2021- Revised engineering report
- 6/14/2021- Revised Storm Drainage & Maintenance plan
- 6/14/2021- Letter for Winter snow removal and de-icing protocol
- 6/28/2021- Letter from Stephen Studer (Berchem Moses)
- 6/28/2021- Resume for Brian Baker, PE, CPESC (Civil One)
- 6/28/2021- Resume for William Kenny, PWS, PIA
- 6/28/2021- Revised comments from Ted Hart- SLR Consulting

Chairman Gibbons stated: At this time, we would like to hear from the applicant's engineer, Mr. Brian Baker with some of his revisions.

Mr. Baker then passed out 11' x 17' map sets to each commissioner.

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 control 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. Showing the most recent plan of June 14th, 2021. We were asked if we would consider cutting back on the parking area and the building in order to pull the grade back away from the wetlands further out of the regulated area and to save, there is a tree line that is parallel to the wetlands, near the property line which comes down (pointing to the area on the map) away from the northern detention basin. We went back and basically the entire row of parking along the eastern side with 47 spaces were removed all of the spaces. We gained some at the interior of the parking area. We went from 334 down to 300 parking spaces and that did a couple of things, it freed up that additional area away from the wetlands and also for the impervious surface we can actually eliminate basin B all together to get rid of the 1 storm water renovation area. Basin B which is the closest to the church, on the original plan they were more squared and we made them longer and rectangular pulling them away from the wall. So, we did some revisions to able to change the footprint of the building and pull away from the wetland another 8 and half feet. We are right at the buffer. Even the previous plan was not going to have any impact but with the plan and pulling everything away even further. The overall wetlands regulated area of disturbance went down from 78,000 to 69,580 sq. ft. The parking spaces are within that regulated area and the building is outside of that regulated area and the courses of the driveways are outside the regulated area. Other comments were about the planting plan which I will have Mr. Kenny get into later. At this time where it stands there is less activity then the previous. The renovation basin A provides a 136% of the required water quality volume that is to treat the runoff that comes off the parking area. As I have mentioned previously, that in it of itself will treat the runoff that comes from the parking lot. In addition to that, you have the oil/grit separator at the end of the storm drainage line. We have 4' foot deep sumps. We have agreed to install perforated storm drainage pipe. We didn't take any credit for that in the calculations. We have 0 increase in runoff for the 2 thru the 100 year storm and this plan is absolutely protective of the wetland resources. We also submitted these documents on or about July 14th physically and electronically and SLR had a chance to review them and that was in their last memo that Commissioner Ethan read. There are 7 items which are minor in nature that SLR came up with for us to address and suggested they can be conditions of approval. I can go thru them briefly. For number 1 they suggested test pits in basin A and adjust the planting types as necessary. I recommend that the overflow spillway for Basin A be moved about 20 feet to the south which would be closer to the main outlet structure, we can do that. The drainage calculations were adjusted for the roof. They asked for tree protection on the line of trees and doubling the quantity of root matter. There is a recommendation for monitoring of the plantings for a period of 3 years to ensure they are successful and we agreed to that. Number 7 they requested an independent sediment and erosion control inspector during construction. Typically, that is a standard requirement over 10 acres with DEP. With that I can answer any questions about engineering and turn it over to Mr. Bill Kenny (Soil Scientist).

The Chairman then asked if we can now here from Mr. Kenny who is present on video.

Mr. Bill Kenny stated: Good evening. My name is Bill Kenny and I am a wetlands soil scientist and landscape architect and I thought I would start my revisions.

Mr. Kenny showed some revisions to the planting plan by video

Some comments not audible.

Commissioner Joe Lanier asked: So, will there be an accumulation over a period of time, 5, 10, 15 or 20 years of materials will build up?

Mr. Ted Hart replied: There will be some, relatively minor since most of the sediment is going to be coming out of the hydrodynamic separators and be cleaned periodically.

Commissioner Joe Lanier stated: I want to clarify that I am not as concerned with the sediments as the am with the pollutants and petroleum products that are on the parking lot with things of that nature that may not necessarily get picked up by the oil water separators that is going there and that is going to accumulate overtime and that is what I am asking, will some of that happen?

Mr. Ted Hart replied: There can be some accumulation but I think it is relatively minor.

Commissioner Ethan Stewart asked: From Joe's previous question, the treatment system that is designed now, will the system take care of the salt chloride from the snow?

Mr. Ted Hart replied: Yeah, its basically with that system, most of the sodium that gets to that basin will probably infiltrate into the soil. Its not going to go much further than that because most of the stone water runoff is fairly slow. With a big thunderstorm or something like that on occasion you do get that it will go into the ground.

Commissioner Joe Lanier asked: The sodium or the chloride?

Mr. Ted Hart replied: the salt.

Commissioner Joe Lanier replied: Well, they are 2 different things. One is the salt associates. Sodium is one thing, chlorine is another. They present different challenges.

Mr. Ted Hard replied: The DEP recommends use of calcium chloride.

The Chairman asked if anyone had any other questions.

Commissioner Brian Smith asked: Yes. I know there was discussion at the last public hearing about the heated runoff and the possibility raising the temperature of the wetland area, how will that work?

Mr. Ted Hart replied: The large detention basin, will help infiltrate most of that water. This is directly from the storm water quality manual. This basin (pointing to map) is designed to hold the water to the bottom so that will dilute the influx of warm water flow and that is the way it is designed. The minimum water that comes into the basin will basically be treated as the water that is already in the basin that has been treated, that is just a general design that DEP follows.

Commissioner Joe Lanier asked: Does that necessarily ensure that there is still not a thermal impact? Just because DEP follows it, that doesn't mean it is necessarily going to actually work.

Mr. Ted Hart replied: Well, the thermal impact really comes from the first half inch of rainfall and this system will basically take care that.

Commissioner Joe Lanier stated: Ok, so if we have standing water that is in there already from a previous storm that hasn't percolated in and then you have another heavy rainstorm, like we have been

seeing, we are going to have successive storms, with this may not necessarily function as designed on paper.

Mr. Ted Hart replied: It is about the best you can get though. DEP recommends and sees a conservative design of water quality with a large sediment forebay before it gets down close to the outlet structure.

Chairman asked if there are anymore questions from the Commission.

None stated.

Chairman asked if there are questions from staff.

Enforcement Officer Mike Herde stated: A lot of the testimony here from the applicant as well as our peer review has been in the direction does it meet the DEP guidelines. I think the question the commission is asking is, is there an effect on the wetlands. So, is there chlorine going out and does it effect the trout brook that is only 100 feet away? Are there 20% total solids still going out, is their temperature going down? Specifically, everything has been that it meets the guidelines and it is almost. We have a 60 degree stream next to a parking lot that today would have been in the vicinity of 100 degrees or above 100, and if there was a storm today and there was already 18 inches of water standing on a 100 degree day so you know the water in there is probably about 94 degrees and then add above 100 degrees to it, something going out is going to be warmer than that stream and the area in between, which we have already established is impervious soils. So that means a lot of this water is going to travel across the top of that wet meadow to the brook before percolating, is it going to change the temperature of that brook?

Mr. Ted Hart replied: I don't believe it will. I mean there is going to be a lot of infiltration in that basin.

The Chairman asked if Mr. Hart can speak a little louder for people online.

Mr. Hart stated: Sure. You said something about 20% of the sediment is getting into the brook, basically the soil concentrators & hydrodynamic separators work about 80%, ok, then the water goes to thru the basins and then this will take out basically the rest of the closed suspended solids. We have gotten models & designs of this type and usually we had large basins like this and usually in cases where have large instances like this we had actual total suspended solids of 98% and so it is a small percentage. Incredibly DOT has a storm water system that discharges directly into a grass swale, grass meadow. There is a bio-retention area at the end of the pipe. I think it is kind of the best you can do for this situation.

Chairman asked if anyone else had any questions.

None.

Chairman Sue P. Gibbons stated: Ok. At this time, we are going to take questions in a particular order. We have audience in front of us, online and on the phone. We also have people that have already spoken and people that haven't spoken. I created a list in order and I have a 3 minute time limit. We already have a list of people that haven spoken as that is part of our record keeping. Please be honest that if your have spoken already, please just wait your turn. We are going to start with the public who have not spoken yet and are in favor of the project. We will then go to the video and then the telephone. People can speak and at the end there can be responses. It can be either a statement or a

question. Please sign up with your name and address on the sign up sheet. Please come up to the podium and speak loud and clear. I will call your name from the sign up sheet.

Audience of Citizens:

Mr. Joseph Sekelsky, 13 Riverbend Dr, Oxford:

I just want to make a statement and thank everyone for the work that has been done on both sides, it has been done really well. I think everything is been covered. I'm in favor.

Stan Wiesniak, 16 Tram Drive, Oxford:

I think everyone has done a good job investigating all parts of this project, especially to the wetlands. I support this project and I think it would be great for the town of Oxford.

Barton Haynesworth, 5 Hilltop Ridge Rd, Oxford:

I have been a resident of the church for 20 something years and a member of this church for about a dozen years and I am in favor of it. I well aware of the overall rural character of the town but we have to look at the benefits the church offers with the vacation bible school and we get kids from all over the community, it is a great church.

Gerard Smith, 163 Laskey Rd, Beacon Falls:

I am not a resident of Oxford but I am one of the deacons in the church and I am the team leader of the building project and I have been attending the church for over 30 years. When we started the building program, we looked at the piece of property next door and it would have been a major impact on the wetlands and we did meet with the First Selectman, the enforcement officers and we had lots of conversations before we engaged in professionals and then when we engaged in professionals, we chose Brian Baker who is familiar with work in Oxford and knows the wetland regulations and then we chose legal council and so we set up a team that you all are familiar with and they know what to look for and want and I spoke to Jim Galligan and he gave his first comments. There were pros and cons and then a second peer review and a third peer review was done and I feel we really kind of adjusted to all the different requests that you have made. So, I feel that our professionals went out and got other professionals that are also leaders in their field to address all of these issues. I think that we have kind of really put together a great project that meets all zero effect on wetlands and we hope we present a project that would be presentable and acceptable and not that this has any bearing at all but this church has been in town for 30 plus years. We didn't just move here, buy a piece of real estate and then build. We are growing in the community and we serve the community and we actually open our doors to the community and we feel that we are great partners and we hope you look at this application on its merit and that you approve it with the changes made. Just on a side note, I know we are hung up on the salt, minimum salt leaves that property and most of it comes from the state DOT all winter long and it runs into your storm drains. I believe we over engineered it. You have raw salt coming off the highway.

Timer went off. Audience clapped.

Lea Forcier, 4 Old Towantic Hill Rd, Oxford:

I wanted to make a statement. I have been an Oxford resident for 29 years; I have raised my 2 children here they went thru the Oxford school system and I am in favor of this project. I believe that this church has already enhanced the community in Oxford and the surrounding towns and I am in favor of this project going forward. Thank you.

Melissa Zyscin, 147 Hogsback Rd, Oxford:

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I just want to say thank you to the board for their review of the wetlands. I know you do the best for Oxford and having experts on the board and protecting conservation and the wetlands. I think that the professionals did a great job in over engineering and protecting the wetlands. I don't see, as far as wetlands concern and I think that the church will enhance Oxford. Thank you.

Chairman Gibbons asked: Is there anyone in person, in favor that has not gotten a chance to speak?

Kathy Johnson stated: I have not. May I speak?

Chairman Gibbons stated: Ok, you are next.

Kathy Johnson, 68 Dorman Rd, Oxford:

Thank you, as a late arriver, I wanted to hear exactly what the project was. I am very pleased to hear how much everyone has paid close attention to this board. I know some of these people on this board and I know you love the town. I was concerned about the rolling hills and that beautiful picturesque meadow and my fears were set aside when I learned that the town still owns the property right?

Unnamed: Vaivoda still owns that property.

The Chairman asked Mrs. Johnson to continue.

Kathy Johnson continued: This puts my mind at ease, I think it is good for the town and I am in favor of this project and I thank this board for its due diligence.

The Chairman asked if anyone else in favor, in person would like to speak?

None in person.

Chairman asked for online video in favor of this project who would like to speak:

Commissioner Brian Smith stated: There is no one on the chat right now that wants to speak.

Chairman Gibbons: Ok, then we can just go to the phone then.

Chairman Gibbons called out each end 2 digit phone number.

Brian Blakeman, 16 Great Oak Rd, Oxford:

I lived in town for 18 years and I am in favor of this project and would like to see it go thru.

Chairman asked if there are any other callers in favor who would like to speak?

None stated:

Chairman stated: We are going to go to the people who are opposed and online who have not spoken:

Alex Raymond, 718 Oxford Rd, Oxford:

I have concerns about the wetlands.

Chairman asked is anyone on the telephone who has not spoken and is opposed:

Jim Olsen, 25 Nancy Lynn Lane, Oxford:

First & foremost is the environmental impact and my concern is the area itself which is majestic and putting a parking lot which is in my view, not a practical use of the land. We have already done tremendous growth with Oxford Town Center. I have been here for 50 years. When I grew up here, Oxford was a completely quiet town. We are essentially losing what Oxford is about. Honestly, I am opposed to it and I don't think the nice farmland is a good use of the area.

Chairman asked for a last call for people have not spoken and are online, by telephone or in person.

No more.

Chairman Gibbons stated: We are going to now go to people who already have spoken who are in favor and would like to speak again and are here in person.

Clifford Anderson, 27 White Gate Rd, Oxford:

I am speaking on behalf of myself and my wife who have lived here in Oxford for 42 years, so we are well invested in Oxford and raised our family here and we attend to stay in Oxford as long as the Lord is willing to let us stay in the house were in. I did speak in favor of the church before; however, I didn't give any reasons. I know some brought up the fact that we are all members of the church and I am a member of the church and have been for some time but I would like to give some reasons. Of course, George Smith got up and named all of my reasons. (Audience laughed) I will be somewhat brief and will not reiterate everything he said, but I have a degree in mechanical engineer and do not have a degree in wetlands whatsoever or watercourse issues so I rely heavily on the experts. I believe the church did an excellent job in putting together the experts for these proposals and really did a good investigation of the wetlands and worked with this town and the commission and they answered all of the questions that the commission had and continue with some of the questions asked tonight. I think the church as worked well with the community and to make sure that we are putting up a building and a parking lot in place to support the attendees of the church that do not infringe on the wetlands and will not impact the stream that runs behind the property. Again, that is the reason why I support this, not only because I am a member of the church that is important to me but more importantly the church has done everything that they possibly can to make sure that this is not going to impact the environment or have minimal impact to environment, to the land or to the stream that is behind it. Thank you for listening to us and hopefully you will vote in favor.

Verna Dairy, 3 Chauncey Drive, Oxford:

I am in favor and have spoken before and I am actually on the building committee and I think they are doing a great job. Thank you.

Jason Walker, 7 Hilltop Ridge Rd, Oxford:

My wife is sitting right and here and I am speaking for both of us. I did speak before so I won't reiterate again. I just want to thank you for your time for serving on this committee and your expertise, we appreciate that. I have been in town for 36 years, when the Market 32 came in to town, I did have some concerns about that but really it has been a blessing to our family. In addition, I know it was brought up by Kathy Johnson that the town will eventually own the land that is behind the church and I think that is an upside to the town. Also, I believe the church will be an amazing asset to the community and has served here really well. I know we talked about the salt and runoff from route 67 and even though I don't have good knowledge of the wetlands but it seems that the professionals that

the church hired is covering this because it was the first thing that came to my mind. With the changes being talked about tonight, it seems to me that the church has invested the time and the expertise to be able to alleviate any possible impact to the wetlands and so for that as a resident of Oxford I fully support this project.

The Chairman asked is there anyone else that is in favor, is in person and would like to speak, even if you have spoken before?

Brent Zyscin, 147 Hogsback Rd, Oxford:

I did speak on video once before. I just want to thank you for all your diligence and all of your important work in the town of Oxford that are here. I think the church along with the experts have addressed the issues that were brought forward. The reduction of the parking spaces and keeping them farther away from the wetlands, to the infiltrations systems to keeping the trees in place, I think they have done an excellent job. I would highly encourage all of you to vote for this project. I have been in this town for 18 years and I think it's an asset to the community. As far as the work that the church does here between the food bank and working with the kids.

The Chairman stated: I am going to offer now to people on video who are in favor and who already spoke. Please put in your name and address on the chat.

None.

The Chairman asked if anyone on the telephone would like to speak who has already spoken at the prior hearings?

None.

The Chairman now asked for not in favor of this project, who have already spoken who is in person.

Joanne Williams, Condon Rd, Oxford:

I have lived in Oxford for 57 years; I have brought my children up here. I actually have grown up next to the property that is in question and my kids are back in town and this church will affect their properties. The wetlands alongside one of their properties and the parking lot will be next to my other daughter's property. So, this is a concern for us and the statements that were said tonight, did not change my mind for this project. We believe that there maybe there is some, this is the best we could do, the best project options and when it is on paper, it all looks wonderful. When we have those multiple rainstorms and things get built up, what happens then? Someone has mentioned that the state has been plowing those roads for years with salt, yes, they have, however that salt is not next to a wetland. It is not next to a brook that is limited, at this point with brown trout. The temperatures are not guaranteed that things will change or not change, but with changes, that brook will lose its trout. The water is already questionably warm on the effect and any degrees further up, the brown trout will not be able to survive. That waterway goes all the way up to Hoatley Pond in Seymour. We are looking at not only Oxford, we are looking at many areas. Our wetlands are very important to the environment and the things that happen around them. Again, an assumption. Where is the exact numbers, no one has those because environment changes, but by changing rolling hills they are stating, its beautiful property. Do you realize there are only 2 working farms in Oxford right now? Oxford is changing yes. Is it changing in the correct direction and by jeopardizing these wetlands and putting in more traffic? It is not a tax base item, the church is federally protected in paying taxes, this is not helping our town at all.

Chairman asked if anyone in person, have or have not spoken can speak now? Anyone?

Chairman stated: I am going to turn my computer around so that people on video, who are not in favor can now speak.

Donna Achille, 81 Christian St., Oxford:

I am basically living in the backyard of this project and I am familiar the property as I have walked it in the past as far as I could go in from my end. I have seen projects like this fall thru in other towns and they fell thru for the right reasons because it prayed on wetland environments. To be honest, experts are hired at large payments to come up with short term solutions. I'm concerned that the folks here tonight say there is zero impact on wetlands, really? It is not similar to all parking lots in the state. Great for the community, surely, but they are there already, just expand your services and hours and you can still be great for the community. Also, our native brook trout that is a big issue and we also found box turtles as well. Why don't they count on the paths that they travel, to keep it well for both human and animal well fair, please don't take that away. Lastly, I would like to share a lesson to all the green and clean of Oxford. Just one more thing, not just salt but oil run off as well.

Kim Tallcouch, 657 Oxford Rd, Oxford

I am against this project and it is an illusion and a pipe dream to think that this project is not incredibly destructive to wetlands area. **(inaudible)** It is quite clear that this is going to be devastating. Don't tell me the property is not wet, I have been here for 30 years.

Amanda Williams, 718 Oxford Rd, Oxford.

I just really think we only get the bare minimum **(inaudible)**

Dawn Sotir, Punkup Rd, Oxford Rd, Oxford **(internet problems, no wifi) (Inaudible)**

After technical issues Ms. Sotir is on the phone on speaker.

Dawn Sotir, Punkup Rd.

As I have said before, I really loved what everyone said but, and aside from the lighted valley it is, why take a valuable habitat and eco system apart the way that this church is trying to do. The last time I spoke and I heard one of the people hired by the church, he basically said that the box turtles would be removed. Well, if you understand the history of a box turtle, the box turtle is born and stays within 2 miles of where it is born. They spend their entire lives trying to move in that area. I don't think they understand this and it is going to leave a lasting impact, this whole project. I don't understand why lighter use of the property can't be used. This particular beautiful and pristine eco system and habitat be left alone. Why are you doing this? I'm tired of watching Oxford be paved over. It makes me so sad and it is the most beautiful area I have ever seen. There is a lot of traffic already and this will cost us more tax dollars. I hope that this project is not allowed to go thru. That is all I have to say.

Chairman Gibbons thanked and asked if anyone else would like to speak.

Commissioner Brian Smith stated: There are no additional people in the chat.

Chairman Gibbons asked if the applicant's engineer would like to speak.

Mr. Brian Baker (Applicant engineer) stated: I would like to just summarize what I said before my statements do still stand and I didn't think from what I heard in the comments would change my expert testimony. In my opinion, my professional opinion, the plan as designed will have no impact on the wetlands. Our first meeting was on February 23, 2021, 4 months ago that we first addressed the commission. We sent it out to the first set of experts, Nafis and Young, and they came back with their review comments regarding the storm water system, we addressed all of those. Then in March, the Commission wanted and third and fourth party review and the Conservation district also took a look at it and had some more comments which we addressed. SLR had addition comments on their second review, which probably was the most significant improvement in the plan. I would agree that the existing tree line and installing a wall behind the church leaving it most intact going down to wet basin, is an improvement. I feel that the previous plan wouldn't have a negative impact, it provides more habitat, more shading, again as wetlands commission your tests with, is this project going to have a physical impact to the wetland. We have worked in Oxford for over 24 years, this is by far the most vetted out the most thoroughly, in my opinion and I understand why and luckily, we have the church as client who wants to do the right thing in working with us. Your design professionals that were hired and so we can make the necessary revisions to ensure that the resources are protected and that's our position, my position and the testimony from Bill Kenny who is professional wetlands scientist physician. So, all of the expert testimony you have on the record, is in support of the fact that this project will not have a negative effect on the wetlands.

The Chairman asked if any commissioners had questions.

Commissioner Joe Lanier asked: Does physical impact also include chemistry of the soils and chemistry of the wetland?

Brian Baker replied: I would assume it does. That is part of the you know... Here is how it works right. We are tasked, and this is every design engineer, in every town across Connecticut. If you're going to do a development you have certain guidelines you need immediately, design criteria in order to protect the wetlands, the physical characteristics of the wetlands. Those are the DEEP 2002 Erosion & Sediment manual and the 2004 Storm water quality manual and some towns have adapted their own separate storm water regulations in addition to that. Oxford does not have additional storm water regulations. So that is what we look at, that is what we do and when you meet those criteria, the reason we designed that manual was for professionals to have guidelines and best management practices to follow so that the wetlands are not impacted and that is what we have to do. Above and beyond this if you wanted to develop a separate set of criteria or some other chemical analysis or something that Oxford wants to do, I guess you can do that. DEP didn't pull this manual out of thin air.

Commissioner Joe Lanier stated: No but most of the DEP manual is based off the 1970's and 1980's, so that is 40 year old stuff that doesn't count for climate change and other impacts that can be taken place. That is why I was asking about that because we have asked previously if you knew about scientific studies for thermal impacts and now, I am asking about salt impacts and you still have never really addressed that.

Brian Baker replied: Where we use the DEP criteria for winter and de-icing maintenance if you wanted to stipulate a condition that includes sodium chloride and say that the maintenance program should be updated and adjusted to calcium chloride that would be up to you. But there is no expert testimony on your record that indicates any impact to the wetlands.

The Chairman asked if anyone else, commission or staff had any other questions.

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None.

Chairman Gibbons stated: Thank you. Does anyone else want to speak. I think at this time everyone has adequate time and consideration to all of in person audience, on video and by phone and at this time I can entertain a motion to close this hearing.

MOTION made by **Commissioner Brian Smith** and seconded by **Commissioner Andy Ferrillo** to close this public hearing for **(IW 21-10)** Cornerstone Assembly of God, Inc., 656 Oxford Rd, Oxford (Map 19, block 28, Lot 10,13,22) at 8:53 pm. All in favor 5-0.

Chairman Gibbons stated: We have just closed this public hearing at 8:53 pm. The Commission has 65 from the close of this hearing in order to render a decision on the application. The Commission's final decision on the application will occur at a regularly scheduled meeting of the Oxford Conservation Commission/ Inland Wetlands Agency. In accordance with state statutes, the Commission may only consider Inland Wetlands aspects of this application and its decision. Now that the public hearing is closed, no further information will be accepted. Thank you.

ADJOURNMENT:

Respectfully Submitted,



Denise Randall

I/W Administrative Secretary

21 JUL 28 AM 9:47
TOWN OF OXFORD, CT
Angela A. West
TOWN CLERK