

January 10, 2023



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

Conservation Commission / Inland Wetlands Agency

REGULAR MEETING MINUTES

Tuesday, January 10, 2023

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held **Tuesday, January 10, 2023**. Regular Meeting Members of the public can meet at the S.B. Church Memorial Town Hall, 486 Oxford Rd, Oxford, Connecticut 06478 and held in Room B.

Meeting was called to order at 7:30 P.M. by Acting Chairman Ethan Stewart

PLEDGE OF ALLEGIANCE:

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Commission Members
Brian Smith, Joe Lanier, Andrew Ferrillo Jr. and Acting Chairman Ethan Stewart

STAFF: Administrative Secretary Denise Randall, Enf. Officer Mike Herde

ABSENT: Chairman Susan P. Gibbons

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

AMENDMENT TO AGENDA:

EXECUTIVE SESSION:

NEW BUSINESS:

(IW 22-131) First Oxford House, LLC, 441 Oxford Road, (Map 28, Block 59, Lot 10) (Total size of site = 7.4 acres) (Proposed Use = Replacement of Bridge) (total acres of wetlands = .53 acres) (Wetlands impacted = 100 sf) (Upland Review Area impacted = 700 sf) (amount of material to be removed = 10cy) (amount of material deposited = 10 cy)

Mr. Magoulas (Applicant engineer from Solli Engineer) stated: At the last meeting we talked about the bridge replacement and that you wanted it surveyed and here is the plan. Here are photos of the stream bed and footings that are right now falling apart. We worked with a company called Contech who provided us with a design for a new 32 foot bridge which is about the same size as the one there now. The idea is to keep the retaining walls where they are and put new footings behind them so that there is no disturbance in the stream bed. It is a timber spand bridge and we are putting it 1 foot above the 100 year flood base elevation.

IW Officer Herde asked if it comes in as one piece?

Mr. Magoulas replied: Yes, just one piece.

Commissioner Ferrillo asked: What is the width?

Mr. Magoulas replied: it is about 9 foot. About 11 feet from outside handrail to outside handrail. We have concrete landings on both sides for lawn tractors. Essentially it will be used as a pedestrian bridge.

Commissioner Brian Smith asked: Did they remove the existing bridge?

Mr. Magoulas replied: They are in the process of this.

Acting Chairman Ethan Stewart asked: Is there a way to secure the existing footings to the new ones?

Mr. Magoulas replied: They are a little bit broken up. It is just stone and most likely they won't be able to handle the load of the bridge.

Discussion with Mr. Magoulas on sending this plan to the town engineer.

(IW 22-119) Marc Deslauriers, 81 Newgate Road (Map 10, Block 47, Lot 38) Proposed Farm and event use, (total size of acres 35 acres) (Total size of wetlands = 425,984 sq. ft) (Upland review area impact = farm (37,165) non-farm (61,635) sq. ft) (Wetlands impact = 0)
\$130 fee paid on 11/1/22

A discussion ensued on hiring a professional soil scientist and getting all parties together on site for the Test holes. The following week will be ideal weather to perform the tests as the ground is not yet frozen.

OLD BUSINESS:

None

RE-APPLICATION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

CORRESPONDENCE:

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

MOTION made by **Commissioner Joe Lanier** and seconded by **Commissioner Brian Smith** to approve the 12/13/22 minutes. All in favor voted **4-0**.

OTHER BUSINESS:

ENFORCEMENT OFFICER:

COMPLAINT/CONCERN:

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

OTHER ITEMS OF CONCERN:

COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS:

OTHER:

APPLICATIONS NOT REQUIRING OCCIWA APPROVAL & PERMIT APPROVALS:

MATTERS OF VIOLATIONS/LITIGATIONS:

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

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

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

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

January 10, 2023

NOTICE of Cease & Restore – 40 Hunters Mountain Rd, Clear cutting in a regulated area. (Show cause hearing on Nov. 9, 2021) Updated map received and dated December 16th, 2021.

Discussion on timeline for Hunters Mt. Road.
A brief discussion on fines for Mr. Kimmer.

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

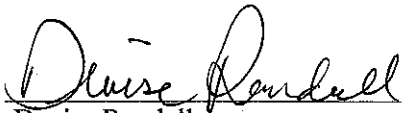
MATTERS OF CONSERVATION:

Discussion on Vales Bunny Farm.

ADJOURNMENT:

MOTION made by **Commissioner Joe Lanier** to adjourn at 8:18 p.m.
Seconded by **Commissioner Brian Smith**. All in favor, voted 4-0.

Respectfully Submitted,



Denise Randall
I/W Administrative Secretary

TOWN OF OXFORD, CT
Cheryl Hill
TOWN CLERK

2023 FEB 13 P 12:47