

April 11, 2023



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

**Conservation Commission / Inland Wetlands Agency**

**REGULAR MEETING MINUTES**

Tuesday, April 11, 2023

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held **Tuesday, April 11, 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 Chairwoman Susan P. Gibbons**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE ROLL CALL:**

**COMMISSIONERS PRESENT:** Chairman Sue Purcella Gibbons and Commission Members Ethan Stewart, Andrew Ferrillo Jr. and Commissioner Brian Smith

**STAFF:** Administrative Secretary Denise Randall

**ABSENT:** Commissioner Joe Lanier and Enf. Officer Mike Herde

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

**AMENDMENT TO AGENDA:**

**EXECUTIVE SESSION:**

**NEW BUSINESS:**

**(IW 23-2) TPA Design Group (Agent) C/O Timberlake Holding Company, Phase #5 Chestnut Tree Hill Rd, (Map 32, block 11, Lot 16) (Proposed Use= 151 attached and 18 single family homes, recreation center, 8600 LF of roadway, 2 timber bridges and associated site improvements. (total Site = 103.34 acres) (Wetland impact= 65 sf bridge piles and 80 sf for culvert) (Upland review area impact = 156,730 sf) (amount of material to be removed = 129,329 CY) Amount deposited= 188267 CY of fill and 58,938 import to balance)**

April 11, 2023

**MOTION** made by **Commissioner Brian Smith** to approve with conditions **(IW 23-2) TPA Design Group (Agent) C/O Timberlake Holding Company, Phase #5 Chestnut Tree Hill Rd, (Map 32, block 11, Lot 16)** (Proposed Use= 151 attached and 18 single family homes, recreation center, 8600 LF of roadway, 2 timber bridges and associated site improvements. (total Site = 103.34 acres) (Wetland impact= 65 sf bridge piles and 80 sf for culvert) (Upland review area impact = 156,730 sf) (amount of material to be removed = 129,329 CY) Amount deposited= 188267 CY of fill and 58,938 import to balance) conditions are:

1) Water elevation for pond should remain at 494 elevation per map plan date of 4/11/23 and should be placed on the land record. 2) Beaver management plan for pond should be place in perpetuity on the land record and a final review from town council for HOA purpose before the release of the permit. **Seconded by Commissioner Ethan Stewart.** All in favor 5-0.

Permit Expires: 4/11/2028.

**(IW 23-4) Samir & Susana Fattah, 95 Freeman Road, (Map 12, Block 50, Lot 6)** (Proposed Residential garage/barn, indoor pool, house addition) (Upland Review area impact = 21,408) (Check received for impact to URA = \$3,430

The applicant was not present. Mr. Trinkaus report is available and discussed.

**(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

**MOTION** made by **Commissioner Brian Smith** to approve with conditions **(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) and seconded by Commissioner Ethan Stewart. for a wetland's delineation, horse farm operation for raising and boarding of horses, as well as, the growing of necessary crops for raising and boarding horses. This permit provides approval for the five previously constructed structures, which were built without permits, deemed essential for the operation of the horse farm. These structures include stables, adjacent paddock areas, designated storage sheds / outbuildings for farming equipment and vehicles required for operating the horse farm.

The following conditions shall apply to the approval of this permit:

1) The removal of all fill / materials placed into the wetland on the southeast portion of the property. This is clearly identified and designated on the map found on page 3 of the Davison Environmental Report for areas needing mitigation. The final location of the fill / materials removed from the filled wetlands shall be indicated by the property owner on a map of the property. This location shall be outside any regulated wetlands on the property. Standard Sediment and Erosion control methods shall be maintained throughout the removal and final relocation processes.

2) The horse farm owner shall develop a comprehensive Manure Management Plan in accordance with the BMP from the State of CT Agricultural Dept. and the State of CT D.E.E.P. The MMP creation and implementation will prevent potential nutrient and / or coliform bacteria contamination of the wetlands and groundwater on the property. This MMP is intended to avoid any potential pollutants from contaminating wetlands and any wells on the property. The MMP should clearly identify a location of temporary storage on the property map and mitigation strategies being implemented for preventing the migration of pollutants during storm events.

April 11, 2023

3) The horse farm owner shall submit an application to the Conservation Commission / Inland Wetlands Commission for future activities associated with the farm's operation. This includes, if deemed necessary, the installation of a fueling site for equipment and vehicles for the horse farm's operation with an approved plan / design with a sufficient berm for protection in the event of a leak. The expansion of existing and new fields for the explicit purpose of supporting the horse farm operation, such as, hay production or additional paddock areas.

4) The applicant, upon completion of the conditions of approval, shall contact the Oxford Inland Wetlands Agency to schedule an inspection. The property will be inspected by the Wetlands Enforcement Officer and one member of the Commission to confirm completion of the requirements. Commissioner Ethan Stewart. All in favor 3-0. Permit expires on 4/11/28

**OLD BUSINESS:**

**RE-APPLICATION:**

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

**CORRESPONDENCE:**

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

**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:**

- Discussion on the 2023 budget
- Discussion on Town Wide Clean-up

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

**MATTERS OF VIOLATIONS/LITIGATIONS:**

April 11, 2023

**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.

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

**(Notice of violation- verbal)** Mr. Brown, 35 Fiddlehead Rd, clearcutting in a regulated area.

A small discussion on proposed landscape plan and a timeline.

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

#### **ADJOURNMENT:**

**MOTION** made by **Commissioner Andy Ferrillo** to adjourn at 8:14 p.m.  
**Seconded by Commissioner Brian Smith.** All in favor, voted **4-0.**

Respectfully Submitted,



Denise Randall  
I/W Administrative Secretary

2023 MAY 22 P 12:54  
TOWN OF OXFORD, CT  
TOWN CLERK