

July 25, 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, July 25, 2023

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held **Tuesday, July 25, 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 Susan P. Gibbons and Commission Members Brian Smith, Joe Lanier & Ethan Stewart

**STAFF:** Enforcement Officer Michael Herde

**ABSENT:** Denise Randall and Andrew Ferrillo Jr.

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

**AMENDMENT TO AGENDA:** None

**EXECUTIVE SESSION:**

**NEW BUSINESS:**

**(IW 23-50) Romyson M. Damasceno (Map 19-28, Block 2, Lot 2) Towner Lane**, Proposed use = Residential home (Total size of the site = 5.6 acres) (Total sq. ft of wetlands = sq. ft) (Wetlands impact= 340 sq. ft at crossing) (Upland review area impact = total sq. ft) (\$130 fee paid)

Small discussion ensued.

**MOTION** made by **Commissioner Brian Smith** and seconded by **Commissioner Joe Lanier** to approve with conditions (IW 23-50) Romyson M. Damasceno (Map 19-28, Block 2, Lot 2) Towner Lane, Proposed use = Residential home. Each lot to re-application. Roof drains to be tied into subterranean system. All erosion controls in place before, during and after construction. Sewer line already approved. All in favor voted **4-0**. Permit expires 7/25/28

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**(IW 23-53) Lynda and Alain Codeghini, 23 Riggs Street (Map 27, Block 14, lot 3)** Proposed use= Fill in a swamp/wetland. (Total acres of wetlands = 35 ft x 25 ft) (Wetlands Impact = 1000') (Upland Review area impact = 0) (partial fee of \$130 paid)

Mr. & Mrs. Codeghini were both present.

Pictures were submitted to Commission.

Chairman and Enf. Officer did a drive-by the day before.

**MOTION** made by **Commissioner Lanier** and seconded by **Commissioner Smith** to approve (IW 23-32) Lynda and Alain Codeghini, 23 Riggs Street (Map 27, Block 14, lot 3) Proposed use= Fill in a swamp/wetland. Conditions include the following: Notify Enforcement Officer prior to commencement. Contractor to communicate on site with the Enforcement Officer during construction. All in favor 4-0. Permit expires 7/25/28.

**(IW 23-56) Fred D'Amico, 20 Oakcrest Road (Map 3, Block 40, Lot K-22)** Proposed 2 lot subdivide (Total Acres = 4.74 acres) (Total sq. ft. of wetlands = 65,000) (Wetlands impact= 0) (Upland Review area impact = 0 sq. ft.) (Amount of material removed or deposited =0) \$230 Fees received.

Mr. Fred D'Amico was not present.

The Commission had brief discussion with the plan.

Questions regarding conservation easement for next meeting.

#### **OLD BUSINESS:**

#### **RE-APPLICATION:**

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

#### **CORRESPONDENCE:**

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

**MOTION** made by Commissioner Brian Smith and seconded Commissioner Ethan Stewart to approve the 6/27/23 regular meeting minutes. Voted 3/0/1

**ENFORCEMENT OFFICER:**

- (Notice of violation- verbal) Mr. Brown, 35 Fiddlehead Rd, clearcutting in a regulated area.
- (Notice of violation- verbal & letter) Mr. Philip George, 423 Oxford Rd, clearcutting
- (Notice of verbal violation) 1 Coventry Lane, filling in a wetland.

Mr.. Wandishion was present and explained the violation.

The Enf. Officer explained that several 100 cubic feet of fill was deposited and then during a Storm it then washed into the pond at 224 Good Hill Road (Mr. & Mrs. Reich) were also present with photos and maps that presented to the commission.

The neighbors will collaborate with the Enforcement Officer to come to a solution.

**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.

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**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.

**(Notice of violation)** Riggs Street, (Pinewood Apartments/Timberlake) soil erosion going into a trout brook on Autumn Ridge. Letter hand delivered & mailed on July 18th.

Mr. David Sacco (TPA Design Group) was present for discussion and presented the Commission with maps and photos.

Discussion on temporary crossing and when the bridge will be placed in. Detailed erosion controls were also discussed.

**MOTION** to lift the cease & desist was made by **Commissioner Brian Smith** with conditions that we will get a report every 2 weeks and if there is more than a ½ inch of rainfall. A construction sequence regarding when the bridge will be constructed. Seconded by **Commissioner Joe Lanier**. Voted 4-0.

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

Margy Elliot (President) Lori Johnstone and Jim Sanders (Members of OLT) from the Oxford Land Trust were present at meeting.

Enf. Officer Herde stated his findings for the Rockhouse Hill alleged violations.

Commissioner Joe Lanier distributed photos to show debris that has been on the property since it was purchased.

The Chairman asked the Enforcement Officer to go into detail for the findings at Rockhouse Hill.

Mike Herde's report stated: I have been out there now twice. Once with Mr. Lanier and another time with Mr. Zanowiak and spent hours in the woods. I looked at the sites that were claimed to be wetlands violations and what I found was recreational activity with minimal damage to the wetlands according to our Wetland Regulations. Our regulations state clearly that as long as recreational activity is exempt, as long as it does not change the character of the wetland. I didn't find any areas where there was any significant changes to the wetland character. What I did find was that we have several different trail groups working in town which includes the Oxford Land Trust, Youth Conservation Corp and New England Mountain Biking and everybody is pretty much using the same system by either coming to the Commission or the Wetlands Enforcement Officer and describing a project whether it is a trail, a bridge a parking area and getting basically information as to whether it is allowed or not. Everybody is using the same system. I think so far, what I have seen in Rockhouse Hill is all in accordance to what was proposed and what was approved. It has come across this table but it is also the same thing being done is Matthies Park on Goodhill Road with bridges and a nice-trail system. To me everyone is working on the same basis, I don't find violations in either one.

Chairman Gibbons stated: I know there was an Ad Hoc Committee formed and that already started. I was wondering if that was moving forward.

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Commissioner Brian Smith replied: Yes, correct. It was a committee appointed by the First Selectman with 2 members from the Oxford Land Trust, 2 members from the Oxford Conservation Commission and 2 members from the New England Mountain Biking and one other person Mr. Jim Hliva. We had one other meeting last month and one tonight. We are gathering information and getting more prospective, working together well and figuring what is the best past forward.

Chairman Gibbons stated: Good. I think with Covid it seems there are way more people using these trails. I know there are hikers, bikes, YCC and cross country team uses the trails as well.

Commissioner Smith added: In the meeting we discussed the right etiquette on the trails and maybe getting more signage up. It could be someone cutting down trees or dogs off a leash. We just want to educate people and we discussed that in tonight's meeting.

Chairman Gibbons stated: Sound great. Thank you for getting involved in this. We can now move on.

Commissioner Joe Lanier stated: For the record, I have several pictures here to show. There was a concern at one point that there was trash and I just want to make it, for the record, and I also have a copy for Margy. If you can identify and located the trash shown in these photos in Rockhouse that has been there since the purchase of the Von Wettburg property. I would be impressed if you could mark it on a map for me. This is trash that has been there when there was a house on the property. The trash consists of a transmission, a bicycle, a satellite dish and industrialized air conditioner and I am not sure if people are just going into the forest to drop these items, they have been there for at least 15 years. When I look at violations of our open space regulations and see trash left behind it sounds like this is trash that has been there a long time and not sure construction debris from a project and during covid, item couldn't be moved in an expediate way.

Commissioner Brian Smith asked: If these items can be located on a map, is there any way physically that we can get to them and get the items out?

Commissioner Lanier replied: Absolutely yes. I just wanted people to recognize that this trash has been there for a long time.

Chairman Gibbons added: Yes, even if you yank out one item at a time. I know you did this already in Oxford Glen.

Commissioner Lanier replied: Correct.

Commissioner Brian Smith asked about the report for the Selectman.

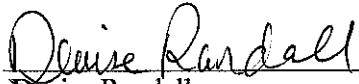
Chairman Gibbons stated: Yes, this can go into the minutes and also a letter to the Selectman for their next BOS meeting.

#### **ADJOURNMENT:**

**MOTION** made by **Commissioner Joe Lanier** to adjourn at 8:43 pm  
**Seconded** by **Commissioner Ethan Stewart**. All in favor, voted 4-0.

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Respectfully Submitted,



Denise Randall  
I/W Administrative Secretary

2023 AUG 17 P 1:21  
TOWN OF DUNFORD, CT  
TOWN CLERK