

Regular Meeting Min.
January 8, 2019



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

Oxford Conservation Commission / Inland Wetlands Agency

REGULAR MEETING MINUTES

Tuesday, January 8, 2019

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held in the Main Meeting Room of the S.B. Church Memorial Town Hall on Tuesday, January 8, 2019.

Meeting was called to order at 7:30 P.M. by Chairman Michael G. Herde

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Chairman Michael Herde and Commission Members Ethan Stewart and Sue Purcella Gibbons, Bill Richter

STAFF: Also present: I.W.E. Officer Andy Ferrillo & Administrative Secretary Denise Randall

ABSENT:

Commissioner Joe Lanier

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

None

AMENDEMENT TO AGENDA:

None

EXECUTIVE SESSION:

None

NEW BUSINESS:

(IW 18-106) Town of Oxford, 50 Great Oak Road, (Map 21, Block 61, Lot 38A) total size of site = 18.8 acres. Proposed use-Construction of new Middle School building and the associated site amenities.

Joe Lenehan (Senior Project Mgr, Fuss & O'Neill) for the New Middle School project and discuss anymore concerns by the Commission and by Bryan Nesteriak (town engineer) that were from the previous meeting.

Mr. Lenehan stated: There were concerns regarding the lawn area mentioned in the last meeting and pointing to the map, I now have boulders that will be lining the lawn so that no one drives on the lawn area.

Below are concerns from the town engineer:

1. The stormwater outfalls are calling for stilling basins and stone check dams, although I cannot find any details or sizing information for these.
2. I suggest a double row of silt fence backed up with haybales in the areas close to the existing wetlands.
3. I see the detention pond has been graded for an emergency spillway, but no details or notes regarding it. Will that be treated with rip-rap?
4. The detention pond should be designed with an 8' wide berm as recommended in the 2002 Soil erosion manual.
5. I do not believe there is any freeboard accommodated from the design storm water elevation.
6. The pond is designed as a 5 foot cut, is there any groundwater or soil data available for this area?
7. I do not see any information regarding the gabion separation within the pond, to what height is that intended to be?
8. I think there is a typo on the outlet pipe of the outlet control structure, either on the plan or the drainage report, although, I realize it shouldn't change the calculations much.
9. Has a model for the storm water treatment unit been selected?

Below is the response from the applicant to town engineer:



FUSS & O'NEILL

December 10, 2018
Revised 1/7/2019

Bryan Nesteriak, PE, LS
B&B Engineering, LLC
Accurate Land Surveying, LLC
39 New Haven Road
Seymour, CT 06483

RE TWA and PZC Submission Review Comments
Oxford Middle School Project
State Project Number: 108-0043 N
50 Great Oak Road
Oxford, CT 06478

Dear Mr. Nesteriak:

The following is in response to the review comments emailed on December 10, 2018 for the above referenced project originally submitted to the Town of Oxford on November 27, 2018. Fuss & O'Neill's responses are in italics.

1. The stormwater outfalls are calling for stilling basins and stone check dams, although I cannot find any details or sizing information for these.

The construction detail, stone specification, and sizing information for the stormwater outfall riprap stilling basins and for the stone check dams are provided on sheet CD-510.

2. I suggest a double row of silt fence backed up with haybales in the areas close to the existing wetlands.

Comment noted. Drawings have been revised to include a double row of silt fence with haybale support around work areas adjacent to the wetlands.

3. I see the detention pond has been graded for an emergency spillway, but no details or notes regarding it. Will that be treated with rip-rap?

Comment noted. The detention basin outlet structure detail on sheet CD-510 does include modified riprap protection around the unit and up the adjacent detention basin slope. Drawings have been revised to include a detail for riprap protection and sizing of the emergency spillway on the detention basin. Riprap protection has also been depicted on the plans at the designated spillway location.

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www.fando.com

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FUSS & O'NEILL

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4. The detention pond should be designed with an 8' wide berm as recommended in the 2002 Soil erosion manual.

The grades on the eastern and northern side of the detention basin are uphill and the slope is approachable from these sides. The southwest corner is also uphill and the basin is graded into the existing slope. The berm on the south side of the basin is at least 10' wide, and a dimension callout has been added to the drawing showing compliance. In addition, a spot shot has been included at the emergency spillway to show the width and depth of the weir.

5. I do not believe there is any freeboard accommodated from the design storm water elevation.

Per section 9A.7.14 of the Town of Oxford Planning & Zoning Regulations (last amended on 3/25/2014), the 25-year storm is the drainage design storm event for the Town. During a 25-year storm, our model indicates a maximum headwater elevation of approximately 704.5. The outlet control structure has a top frame elevation of 705.00, and the invert of the emergency spillway is at elevation 705.5. During the 25-year design storm, our models predict at least a 1.0' of freeboard between the headwater elevation and the invert of the emergency spillway. The top of berm elevation for the detention basin is 706.0.

For a design check, our model shows results for a 100-year storm with a maximum headwater elevation of 705.49. Water crests prior to discharging over the emergency spillway for all storms modeled, up to the 100-year storm event.

6. The pond is designed as a 5 foot cut, is there any groundwater or soil data available for this area?

A geotechnical study and engineering recommendations report was developed by GNCB Consulting Engineers, PC on May 24, 2017. The nearest boring is just west of the existing baseball field, in right field. Groundwater elevation is indicated at elevation 696.0. The bottom of the proposed basin is elevation 700.0. Please refer to the geotechnical report provided within the November 27, 2018 electronic submission for additional information. Notes related to the confirmation of geotechnical conditions in the vicinity of the proposed detention basin have been added to the drainage plan.

7. I do not see any information regarding the gabion separation within the pond, to what height is that intended to be?

Comment noted. Additional detail for the sediment forebay separation has been added to the drawings. A stone berm will be used in place of gabion baskets. The height of the stone berm will be 2'. The plans have



FUSS & O'NEILL

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been revised to include spot elevations indicating the top of berm elevation relative to the detention basin bottom.

8. I think there is a typo on the outlet pipe of the outlet control structure, either on the plan or the drainage report, although, I realize it shouldn't change the calculations much.

Comment noted. The outlet culvert pipe from the outlet control structure is shown correctly on the drawings, and is currently proposed as an RCP with an outlet invert of 698.0. The report will be updated to match the proposed design, however the controlling inlet orifice was modeled correctly.

9. Has a model for the stormwater treatment unit been selected?

Construction Detail sheet CD-504 shows a detail for the recommended manufacturer and unit type. We are currently proposing a Contech CDS stormwater treatment unit, or approved equal. These units are designed to remove sediment and separate hydrocarbons from runoff. Typically the manufacturers will select the appropriate model number based on the water quality event flow rate and 25-year bypass rate which will be provided on the plans prior to issuing construction documents.

Please do not hesitate to contact me at 203-374-3748 ext. 3517 if you need additional information.

Sincerely,

Vincenzo Chiaravalloti, PE
Civil Engineer
Fuss & O'Neill

- c: Town of Oxford – Inland Wetlands Agency
Town of Oxford – Planning & Zoning Commission

The Chairman asked if anyone had any other concerns.

None stated.

MOTION made by **Commissioner S. Purcella Gibbons** and seconded by **Commissioner E. Stewart** to approve (with conditions) **(IW 18-106) Town of Oxford, 50 Great Oak Road, (Map 21, Block 61, Lot 38A)** total size of site = 18.8 acres, proposed use-construction of new middle school building and the associated site amenities. The following conditions apply: 1) In the future if the gravel rear parking area is paved, the applicant needs to come back to the Inland Wetlands Commission for a re-application. 2) The pending additional new test holes being dug will determine the standard capacity of the detention pond. 3) If the outcome for the test holes is different from the current design standard, it requires re-engineering upon the capacity to remain the same for a 100 year storm. All in favor voted 4-0.

PERMIT EXPIRES: January 8, 2024

Duration is five (5) years ... Additional extension must-be requested prior to expiration date.

OLD BUSINESS:

(IW 18-80) McNamee Construction, 10 Robinson Lane (Map 18, Block 30, Lot 18R) total size of site = 18.8 acres. Proposed use- garage, 2 buildings, outside storage & parking. Total wetlands= (98,656 sq. ft) (Wetlands impact = 0) (Upland review area impact =60,000 sq. ft) (Amount of material removed= 750 c.y) (Amount of material deposited = 1,300 c.y.)

Mr. Michael O'Bymachow (Land Surveyor) stated: I have revised maps here and a full description of the layout.

Mr. O'Bymachow pointed out on the revised plans what is stored and the area and purpose of the proposed rain gardens and how it provides good water quality.

The Chairman suggested that the equipment should be contained on an impervious surface.

Mr. O'Bymachow agreed.

Commissioner E. Stewart asked about an oil/water separator.

Mr. O'Bymachow replied: Yes there is an oil/water separator on the paved area.

Commissioner E. Stewart asked why the storage area is different from the last plan.

Mr. O'Bymachow explained that this is now a storage area with a canopy type.

The Chairman stated: The commission would like all dumpsters to be enclosed and this should be on the plan. We will need feedback from our town engineer.

Mr. O'Bymachow wrote down all of the Commission concerns and stated he will address these and be ready for the next meeting.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

CORRESPONDENCE:

OTHER BUSINESS:

MOTION made by **Commissioner B. Richter** and seconded by **Commissioner E. Stewart** to accept a letter from Commissioner Joe Lanier for a temporary leave of absence due to conflict with a school committee. All in favor **4-0**.

ACCEPTANCE OF APPROVAL MINUTES & 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:**

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

			Regular Meeting Min. January 8, 2019
11/14/2018	Matthew Lewis	16 N. Mark Drive	CO for Pool
11/15/2018	Maegan Deegan	3 Old Coach Road	Dormer Over attach garage & finish gym-extension
11/16/2018	Pies & Pints	143 Oxford Road	Temp Tent on Patio
11/16/2018	K.W. Carlson	4 Macintosh Drive	Addit bathroom - No Extension
11/17/2018	Jewell Kulas	35 Old Oxford Road	New Use - Clothing store
11/19/2018	Tessa Kalin	39 Greenbriar Drive	App for Shed
11/20/2018	Haley Addis	350 Ctr Rock Green	Office for Speech pathologist
11/21/2018	Joseph Giovannetti	9 N. Mark Drive	App for removal of trees (Tornado)
11/26/2018	Tamborra Pool	1 Blueberry Lane	App for IG Pool
11/27/2018	Town of Oxford	50 Great Oak Road	Municipal Bldg - New Middle School
11/28/2018	Conn, Residential	1 C Autumn Ridge	App for Residence
11/29/2018	Oxf. Town Center	300 Oxford Road	Tenant Fit -up "More to Say"

Dec-18

12/3/2018	F. Lee Iwanski	49 Jackson's Cove Rd	App for Barn
12/3/2018	Mark Allen	73 Christian Street	App for addition
12/5/2018	Richard Ziegler	22 Cheyenne	App for 3 sheds & deck
		1004 St. Andrews Dr	
12/5/2018	Pulte Homes		Retaining wall only
	Raymond Reynolds Sr		
12/6/2018		55 Old State Road	Rebuild shed - tornado damage
		11 Edgewood Road	
12/10/2018	Joshua Laneuville	103 Benjamin Drive	CO for Residence
12/10/2018	Garden Homes	75 Peach Farm Road	Trailer Pad
12/10/2018	Hogans Handyman		Kitchen Renovation
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Dazzle Boutique -tenant fit-up
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Rad Art- Tenant Fit-up
12/11/2018	Oxford Town Ctr	340 Center Rock Green	Country Creamery- Tenant Fit-up
12/12/2018	Cory Guillet	431 Chestnut Tree Hill Rd	App for addition & deck
12/17/2018	Kevin Gallagher	231 Park Road	CO for Garage
		10 Old Country Road	
12/17/2018	Steve Simoncic		CO for Garage barn
12/17/2018	Stephen Walsh	387 Quaker Farms Rd	CO for Garage barn
12/18/2018	JTP Construction	9 Kerski Drive	CO for Residential
12/20/2018	Kimp Properties	102 Seth Den Rd	CO for Residential
12/20/2018	Pulte Homes	714 Championship Dr	App for Residential
12/20/2018	Pulte Homes	718 Championship Dr	App for Residential
12/20/2018	Pulte Homes	716 Championship Dr	App for Residential
12/27/2018	Oxford Town Ctr	300 Oxford Rd	Window Treatments Unlimited - No extens
		352 Center Rock Rd	
12/27/2018	Oxford Town Ctr		Better Beagle- tenant Fit out

Jan-19

1/11/2019	Borghesi Construction	66 Hawley Road	App for Commercial Bldg.
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CO for Commercial Bldg.
Kitchen Renovation

1/11/2019	Garrett Homes	126 Oxford Road	
1/14/2019	David Behun	22 Punkup Rd	
		30 Quaker Farms Rd	App for detached Garage
1/14/2019	Ray Kamaitis		New Restaurant - The Sitting Duck
1/15/2019	William DaSilva	300 Oxford Rd	Finish Basement- no extension
1/16/2019	M & R Construction	1 Blueberry Lane	CO for AG pool & Deck
1/16/2019	Roger Bullivant	39 Old Country Rd	CO For Residence
1/17/2019	Oxford Riverbend Contract Medical	10 Riverbend Drive	
1/19/2019	Mfg Borghesi	1 Jacks Hill Road	3 sided room in factory -tenant fit up
1/22/2019	Construction	66 Hawley Road	Interior build-out - No extension
1/22/2019	Dazzle Boutique Haynes	340 Center Rock Green	Tenant fit out
1/22/2019	Construction	339 Center Rock Green	67 West Hair - Tenant fit up
1/22/2019	Richard Calvert	22 Punkup Rd	Finish Basement- no extension
1/22/2019	Design & Structures	300 Oxford Rd	Tenant fit out
1/22/2019	Lizzie Holloway	1 Oxford Road	Install Apertures- No extension
1/22/2019	Willam Dinaisto	300 Oxford Rd	Party Plus - No extension
1/28/2019	Outlook Renovations	26 Newgate Rd	Restoring Basement after flooding
1/28/2019	X-Real Property Haynes	150 Hawley Rd	Interior alterations- No extension
1/29/2019	Construction Haynes	400 Boulder Pass Rd	Residential Bldg. B
1/29/2019	Construction	220-1A Main Street	Medical Office- No extension
1/31/2019	Garden Homes	Lot 2-1	Residential Pad
1/31/2019	Garden Homes	Lot 2-2	Residential Pad
1/31/2019	Garden Homes	Lot 2-3	Residential Pad
1/31/2019	Garden Homes	Lot 2-4	Residential Pad
1/31/2019	Garden Homes	Lot 2-5	Residential Pad
1/31/2019	Garden Homes	Lot 2-6	Residential Pad
1/31/2019	Garden Homes	Lot 2-7	Residential Pad
1/31/2019	Garden Homes	Lot 2-8	Residential Pad
1/31/2019	Garden Homes	Lot 2-9	Residential Pad
1/31/2019	Garden Homes	Lot 2-10	Residential Pad

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation) 7/26/16 awaiting notice from Attorney. (Update on litigation on 3/28/2017 application denied at 6/27/17 regular meeting) (Return of record received by judge on 7/7/2017)

MATTERS OF CONSERVATION:

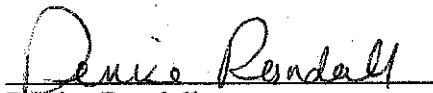
A small discussion regarding open space ensued.

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ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 9:03 p.m.
Seconded by **Commissioner S. Purcella Gibbons**. All in Favor 4-0.

Respectfully Submitted,



Denise Randall
I/W Administrative Secretary

19 FEB 21 PM 12:45
TOWN OF OXFORD, CT
Christopher A. West
TOWN CLERK