



**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, February 23, 2021

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, February 23, 2021.

**Meeting was called to order at 7:30 P.M. by Chairman Susan Purcella Gibbons**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE ROLL CALL:**

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

**STAFF:** Administrative Secretary Denise Randall and I.W. Enforcement Officer Michael Herde, Town Counsel Attorney Kevin McSherry

**ABSENT:** None

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):** None

**AMENDMENT TO AGENDA:**

**MOTION** made by **Commissioner E. Stewart** and seconded by **Commissioner A. Ferrillo** to add the town wide clean up as an amendment to the agenda. All in favor **5-0**.

**EXECUTIVE SESSION:** None

**NEW BUSINESS:**

**(IW 21-09) Dave Guerra, 33 Old Country, (Map 15, block 57, Lot 53) proposed use = Residential, Total size of site 2.96 acres (Total acres of wetlands= 0 acres) (Wetlands impact = 0 acres) (Upland review area impact = 8,000 sq. ft.) (amount of material removed= 0 c.y.) (Deposited= 60 c.y.)**

Chairman Sue P. Gibbons asked the Enforcement Officer to explain the application.

Mr. & Mrs. Guerra are present on this video meeting.

Enf. Office Herde explained: This is a pre-existing lot with wetland and a brook on the adjoining property. The applicant wants to build and some of the area is in a regulated area that is why it is in front of the commission tonight. The plan looks good and it is pretty straight forward with minimal Impact.

The Chairman stated: Ok I took a look at it. Does anyone else have any questions on this.

Commissioner Andy Ferrillo stated: We should maybe vote to refer this application back to the Enforcement Officer to handle administratively.

**MOTION** made by **Commissioner Andy Ferrillo** and **seconded** by **Commissioner Brian Smith** to refer application (IW 21-09) Dave Guerra, 33 Old Country, (Map 15, block 57, Lot 53) proposed use = Residential, Total size of site 2.96 acres (Total acres of wetlands= 0 acres) (Wetlands impact = 0 acres) (Upland review area impact = 8,000 sq. ft.) (amount of material removed= 0 c.y.) (Deposited= 60 c.y.) back to the Enforcement Officer to handle administratively. All in favor **5-0**.

#### **OLD BUSINESS:**

**(Revised previously approved plan from 2016)**

**(IW 16-107) TPA Design Group, Riggs Street, (Map 32-33, Block 10-11, Lot 2 -1)**

Proposed use = 178 residential units, 4 buildings, (Previously approved in 2016) (Total acres= 50.79 acres) (Wetlands impact = 30 sq ft.) (Upland Review area impact= 58,935 sq. ft) (Amount removed= 0) (Amount deposited= 0)

The Chairman stated: I received the letter earlier today from Nafis (Town Engineer) with recommendations but it doesn't seem like anyone is here to represent the applicant.

Secretary Denise Randall explained: This letter from the town engineer was received just this afternoon and I forwarded right away to the applicant's engineer TPA Design. I spoke to Mr. Golebowski (applicant engineer) and he asked me to ask for a continuation to March 9<sup>th</sup>.

The Enforcement Officer stated: The town engineer requested further drainage details. The Applicant needs time to respond.

The Commission agreed.

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

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

**(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.)

**MOTION** made by **Commissioner Brian Smith** and **seconded** by **Commissioner Joe Lanier** to accept the following as a completed application (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.) Remainder of fees approximately \$11,000 to be paid before any action is taken. All in favor **5-0**.

The Chairman stated: I took a quick look at this application and noticed that there is over 78,000 of impact to the upland review area and we may want a public hearing on this.

**CORRESPONDENCE:**

**OTHER BUSINESS:**

**ACCEPTANCE OF APPROVAL MINUTES & CORRECTIONS TO MINUTES (IF ANY):**

**MOTION** made by **Commissioner A. Ferrillo** and **seconded** by **Commissioner E. Stewart** for the 2/9/21 regular meeting minutes with a correction on page 4 of the motion that stated Commissioner Brian Smith who was not present at the February 9<sup>th</sup>, 2021 meeting. All in favor **4-0**.

**ENFORCEMENT OFFICER:**

Enforcement Officer Herde discussed briefly on open permits. Right now, due to the snow there is not much going on.

**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:**

A small discussion on the budget.

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

**MATTERS OF VIOLATIONS/LITIGATIONS:**

**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)

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

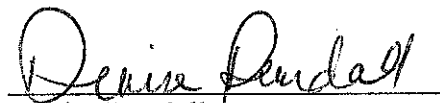
**Notice of Cease & Desist- 5 Crozier Court** (Mr. Antunes) Filling in a vernal pool,  
Letter sent 11/13/20. Hearing scheduled for 11/24/20 at 7pm

**MATTERS OF CONSERVATION:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner A. Ferrillo** to adjourn at 8:13 p.m.  
**Seconded by Commissioner J. Lanier.** All in Favor **5-0.**

Respectfully Submitted,

  
Denise Randall  
I/W Administrative Secretary

21 APR 21 PM 4:26  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK