



**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, March 9, 2021

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, March 9, 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 & Joe Lanier, Brian Smith

**STAFF:** Administrative Secretary Denise Randall and I.W. Enforcement Officer Michael Herde,

**ABSENT:** Commissioner Ethan Stewart

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

**AMENDMENT TO AGENDA:** None

**EXECUTIVE SESSION:** None

**NEW BUSINESS:**

**(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.)**

Brian Baker (Civil one Engineering) applicants engineer is present

Mr. Baker started his presentation which he pulled up on video for all to see. There are 7 acres for this purposed Church site. The Church has seating for 750 people and 334 parking spaces. There is a curb cut near the original church which will remain and be used as a small chapel and is out of the regulated area. There is a storm water renovation open vegetation plan near the parking area. We have stayed out of the flood plain area. The open meadow area (pointing on screen) is the flood plain area. It is not your typical look for a flood plain as it does dry out in certain seasons and originally was a hay field. There is a basin adjacent to the wetland soils with temporary sediment traps.

The Chairman asked if anyone had questions?

Commissioner J. Lanier asked about the oil/water separators.

Mr. Baker replied: Yes, there is underground drainage.

Commissioner J. Lanier asked: Is there any thought of adding raingardens to help with the runoff?

Mr. Baker responded: These are basically large raingardens.

Commissioner J. Lanier stated: I mean near the parking area.

Mr. Baker replied: Then you would have to cut back on the parking area.

Commissioner J. Lanier asked: Can you dip it in areas to allow for absorption?

Mr. Baker replied: We can consider that but maybe set the basin in instead of curbed.

Commissioner J. Lanier expressed concerns about the storm water quality of the building because it is such a large building.

Mr. Baker replied: The roof and all is in the calculation.

Commissioner J. Lanier asked about a planting plan.

Commissioner A. Ferrillo asked about the existing church parking areas impervious surface.

Commissioner Baker pointed out the grassy surfaces area & showed impervious areas.

The Chairman asked about the oil absorbant sponges in the catch basins.

Mr. Baker responded: We can look into that.

Commissioner J. Lanier asked: Along the regulated area, we would like to see a more natural state and a planting plan on the site plan.

Mr. Baker responded: Yes, we are putting this together. Basically this area is a mowed area but mowed only a few times a year. (pointing to the river area on the screen) Deep has been involved.

The Chairman asked the Enforcement Officer for his opinion.

Enf. Officer Herde stated: The buffer area is on either side of the river which is being donated. I will continue to address issues of mowing this area even once a year. I think because of this sensitive area we probably would need professional advice to consult the Commission. Perhaps an ecological review. We can look into this and see how much cost it would be, and it probably won't be a ridiculous amount but I think we need a professional opinion. We can get back to you on the cost.

Chairman Sue P. Gibbons stated: I just want to inform you that any professional costs would be your responsibility. I just wanted to make you aware of this.

Commissioner B. Smith pointed out the stone wall on the plan and wanted more information.

Mr. Baker responded.

Enf. Officer Herde stated: Yea, I think we might need more professional advice on how to handle the regulated area and the edge of the disturbance to the river.

The Chairman asked about fried foods and maybe grease accumulation in the proposed kitchen.

Mr. Baker stated: The kitchen will be on the lower level and any grease will run thru a grease trap into the septic. The grease disposal will be in the dumpster area.

The Chairman stated: The Enf. Officer and myself had a discussion regarding the cleaning of any potential grease accumulation. I know this isn't a restaurant but I'm sure there will be events there. I believe we will need this on the plan in detail.

The Chairman asked: Is there a limit of disturbance on the plan?

Mr. Baker replied: Yes. (Pointed to where the line is)

Commissioner A. Ferrillo asked: Will there be any fuel storage on site?

Mr. Baker replied: I will certainly find that out.

The Chairman asked if there were anymore questions.

None stated.

Chairman Gibbons stated: OK, I believe we will look into how much a professional review will be and will get back to you on that. Thank you

**Below are the comments from the Town Engineer and Civil One's response:**



March 11, 2021

Ms. Susan Purcella, Chairman  
Conservation Commission/Inland Wetlands Agency  
Town of Oxford  
486 Oxford Road  
Oxford, CT. 06478

RE: Cornerstone Assembly of God, 656 Oxford Road, Oxford, CT

Dear Ms. Purcella,

We have received a review letter from James H. Galligan, P.E. of Nafis & Young Engineers dated March 1, 2021 for the above referenced project and have revised the Permitting Set and the Engineering Report based upon his recommendations. Attached please find revised plans and reports with a revision date of March 11, 2021. We have also incorporated revisions based upon comments received at the IWWA meeting on March 9, 2021. Additionally, we offer the following responses to each of Mr. Galligan's comments:

- C1) The detention basins occupy virtually all of the upland review area along the edge of the watercourse on this property. The Applicant should consider using sub-surface detention as an alternative to reduce the impact of the construction in the upland review area.

*R1) A schematic alternate design for Basin B has been submitted to the IWWA for review to determine if it is preferred over the original above ground detention design. Please note that the above ground detention design has no direct wetlands impact and the basins area 120'-165' from the Little River. The existing wetlands is a large wet meadow that provides a significant buffer area to the river. The original design is protective of the wetland area but should the IWWA determine that the underground detention option for Basin B is preferred then detailed design plans will be provided.*

- C2) Can the undisturbed wetland and upland review areas be protected with conservation easements that would allow these areas to return to natural wooded wetlands/uplands?

*R2) Yes, the applicant would be amenable to the establishment of a conservation easement over this area. The plans have been revised to show 5.12 acres of proposed conservation easement over this area. After discussion with the IWWA the consensus is that a wet meadow habitat would be preferred over leaving the wetlands to return to a fully wooded wetland. A best management practice mowing/maintenance program will be developed to maintain the wet meadow habitat in the conservation easement area.*

*The proposed conservation easement area is 5.12 acres, 32% of the proposed property area.*

- C3) Please provide pipe sizing calculation for drainage runs CB-20 to DMH1, DMH1 to outlet and "line inlet" to outlet.

*R3) We have provided pipe sizing calculations for the request pipe runs in the revised Engineering Report Dated 3-11-21. The proposed flow calculations have been added to Appendix E - Proposed HydroCAD and the pipe sizing has been added to Appendix G - Pipe Sizing. The "Line Inlet" crossing has been upgraded from 18" to 24". Note that the topographic depressions on the west side of Route 67 provide some detention and reduction of stormwater that has not been modeled therefore the proposed sizing and calculations provided in this report are conservative.*

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Cornerstone  
Professional Park  
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www.CIVIL1.com

- C4) The Little River experiences frequent flooding down stream of this location. Can the detention be increased to over detain storm runoff?

*R4) The detention analysis shows that we will be decreasing flows from the proposed development in all proposed design storms by an average of 5%. This meets the Town of Oxford's requirements and this is without taking credit for any infiltration through the bottom of the renovation basins.*

*Also note that the overall watershed size of the Little River at this location is 1,370 acres and our project development site is 7.8 acres or 0.5% of the overall watershed. The project meets the Town's requirements, and any additional detention is not required, nor would it have any appreciable additional benefit due to the size of the overall contributing watershed.*

*Data regarding the overall watershed from the USGS StreamStats program has been added as Appendix K in the Engineering Report for reference.*

- C5) Can the slope of the rip rap swale from DMH1 Drainage system be revised to reduce the 9.9 fps velocity? This velocity will most likely overwhelm the discharge level spreader.

*R5) The riprap swale alignment has been modified to reduce the slope from 15% down to 8%. This reduces the velocity from 9.9 fps to 8 fps and the modified alignment results in the swale entering the level spreader at more of an acute angle reducing any potential for the level spreader to be overwhelmed. The revised swale analysis is included in Appendix H of the Engineering Report.*

- C6) Please show the proposed grading for the septic system.

*R6) The proposed septic system is entirely in the ground so the existing grade will closely match the proposed grade, some additional contours have been added to that area for clarification.*

- C7) NYE suggests installation of erosion control blanket on the stream side of both detention basins.

*R7) A note has been added to both detention basins indicating installation of erosion control blankets per the recommendation. A detail of the erosion control blanket is located on Sheet C-8.1 of the plan set.*

- C8) Can the drainage piping from CT RTE 67 be connected to the CB-20/DMH1 drainage system?

*R8) The suggested modification would require work within the CT DOT right of way. The project will have to be reviewed by DOT for an encroachment permit for the new proposed driveway entrance and we will make any necessary modifications as directed by the DOT at that time.*

- C9) Is wetland soils/vegetation proposed for the bottoms of the detention basins?

*R9) The existing soils where the detention basins are located are moderately well drained soils therefore wetlands soils will not be imported into the basins. The basins will be topsoiled and planted with detention basin mix and erosion control mix which contain native plants and grasses. A notation indicating as such has been added to the plans.*

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Based upon comments received at the IWWA meeting on March 9, 2021 we offer the following additional revisions that have been made to the plan set:



- 1) A notation that waste cooking oil from kitchen fryers shall be stored and transported in a closed waste oil transport container and stored at the dumpster pad location until it is removed from the site by a licensed vendor for disposal.
- 2) An on-site fuel storage area to be used during construction was added to the plan set. It calls for a maximum 500-gallon double walled fuel tank with 110% containment area to be surrounded by jersey barriers for protection.

Please feel free to contact us if you have any further questions.

Sincerely,

CIVIL 1

A handwritten signature in black ink, appearing to read "BJB", written over a horizontal line.

Brian J. Baker, P.E

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**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: Ok. Mr. Sacco & Mr. Golebowski are both present (Applicant's engineers)

Mr. Sacco stated: I believe we addressed the erosion control regulated sediment ponds and by Code they will be routed thru the oil/water separator. This is per the storm water intensity, higher rate of rainfall over a shorter period of time.

The Chairman stated that comments have now been all addressed:

**MOTION** made by **Commissioner A. Ferrillo** and seconded by **Commissioner B. Smith** to approve the revised previously approved plan for (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. All erosion control measures in place before, during and after construction. All in favor **4-0**.

Permit expires 3/9/26.

**(Previously approved plan from May 24, 2016, applicant asking for extension)**

**(IW 16-27) TPA Design Group, Oxford Greens Phase 4 East, Championship Drive,**

39 detached residential housing units. (Upland review area impact = 15,952 sq. feet)

(Wetland Impact= 0)

Mr. Sacco stated: We are in receipt of this application from May 24, 2016 and we are here for an extension.

Enf. Officer Herde stated: I spoke to Attorney Chris Smith and the following email is per our discussion on Feb. 25, 2021.

Dear Chairperson Gibbons and Members of the Commission,

As requested by Michael Herde, Wetlands Enforcement Officer of the Town of Oxford, please be advised that the Owner / Applicant, Timberlake Investment Partners IV, LLC, agrees and will ensure that soil and erosion controls are properly installed and maintained in the immediate and active excavation area, as excavation occurs, to address any soil and erosion associated with the excavation in that area.

Thank you for your anticipated cooperation and assistance with the requested statutory extension and stay safe.

Christopher J. Smith  
Attorney at Law  
Alter & Pearson, LLC  
701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033  
csmith@alterpearson.com  
860.652.4020 telephone  
860.652.4022 facsimile

**MOTION** made by **Commissioner Joe Lanier** and seconded by **Commissioner Brian Smith** to grant a 5 year extension of expire on 5/24/26 for the following already approved application: (IW 16-27) TPA Design Group, Oxford Greens Phase 4 East, Championship Drive, 39 detached residential housing units. (Upland review area impact = 15,952 sq. feet) (Wetland Impact= 0) All in favor **4-0**.

**RE-APPLICATION:**

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

**CORRESPONDENCE:**

**OTHER BUSINESS:**

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

**MOTION** made by **Commissioner B. Smith** and seconded by **Commissioner Joe Lanier** to approve the 2/23/21 regular I/W minutes. All in favor **4-0**.

**ENFORCEMENT OFFICER:**

Enforcement Officer Herde discussed briefly on open permits. Opal Ridge -waiting for the owner to come in with an application.

We received a letter from Frank Philips (Christmas Tree Farm) and he wants us to pay for his issues.

**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.

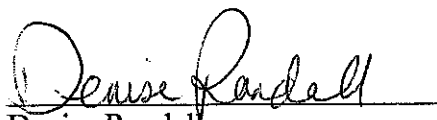
**Notice of Cease & Desist- 5 Crozier Court** (Mr. Antunes) Filling in a vernal pool,  
Letter sent 11/13/20. Hearing scheduled for 11/24/20 at 7pm

**MATTERS OF CONSERVATION:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner A. Ferrillo** to adjourn at 9:01 p.m.  
**Seconded** by **Commissioner J. Lanier**. All in Favor **4-0**.

Respectfully Submitted,

  
Denise Randall  
I/W Administrative Secretary

21 APR 21 PM 4:28  
TOWN OF OXFORD, CT  
TOWN CLERK  
*Margaret A. West*