



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

**Oxford Conservation Commission / Inland Wetlands Agency**

**REGULAR MEETING MINUTES**

Tuesday, April 14, 2020

The **Regular Meeting** of the Oxford Conservation Commission/Inland Wetlands Agency was held virtually online with Google meets video on Tuesday, April 14, 2020.

**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 Brian Smith, Joe Lanier, Ethan Stewart, Andy Ferrillo

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

**ABSENT:** None

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

**AMENDEMENT TO AGENDA:**

**MOTION** made by **Commissioner Andy Ferrillo** and **seconded by Commissioner Brian Smith** to add the 2020–2021 budget discussion as an amendment to the agenda.

All in favor **5-0**

**EXECUTIVE SESSION: None**

**NEW BUSINESS:**

**(IW 20-17) Matthew Mihaly, 312 Chestnut Tree Hill Rd.** (Proposed use is 4-lot residential subdivision) Total size in acres = 8.174 acres) (Total wetlands=16,383 sq. ft.) (Wetlands impact=0) (Upland review area = 28,000 sq. ft) (amount of material removed=0) (amount deposited=0)

Enforcement Off. Mike Herde explained: I have walked the property a few times with the plans and drainage is recommended near the state forest and it would be great if everyone can take a look at this before the next meeting.

Commissioner Joe Lanier asked about the driveway water going into the state property

Enforcement Officer Herde explained the grading will have to be creative so that the water doesn't pool downward. He is not in the wetland setbacks as I did my own core samples and it may have to be revised on the maps. The next meeting we can have a presentation from the applicants.

Chairman Sue Gibbons asked if anyone had any more input.

None stated at this time

**MOTION made Commissioner Andy Ferrillo and seconded by Commissioner Brian Smith** to table this application **(IW 20-17) 312 Chestnut Tree Hill Rd**, 4-lot residential subdivision until the next regular I/W meeting. All in favor 5-0.

**(IW 20-15) 589 Investments, LLC) Lot 1R, Pheasant Run Rd. Pheasant Run Business Park** (Proposed use = Office, warehousing, manufacturing) Map 3, Block 29, Lot 161, (Total size in acres= 5.36 acres) (Total wetlands = 12,144 acres) (Wetlands impact = 0) (Upland review area= 10,490 sq. ft.) (amount of material removed= 0) (amount of material deposited= 2,650 cy)

The Enforcement Officer explained that the applicant would like to do a commercial pad which was on the original approved plans and I have taken a look at it as well as the town engineer and it looks to be cut and dry.

The Chairman asked if anyone had questions.

None stated.

**MOTION** made by **Commissioner Brian Smith** and seconded by **Commissioner Andy Ferrillo** to approve **(IW 20-15) 589 Investments, LLC) Lot 1R, Pheasant Run Rd. Pheasant Run Business Park (Pad only)** applicant needs a full application for any further approval on this. No impact. All in favor 5-0.

**OLD BUSINESS: None**

**PRE-CONSTRUCTION:**

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

**CORRESPONDENCE:**

**OTHER BUSINESS:**

The Commission and staff discussed the upcoming budget 2020-2021.

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

**MOTION** made Commissioner Joe Lanier and seconded by Commissioner Brian Smith to table the minutes from 3/10/2020 till the next regular meeting. All in favor 5-0.

Admin. Secretary Denise Randall reminded the commission that 2 were absent from the March 10, 2020, Andy Ferrillo and Ethan Stewart.

**ENFORCEMENT OFFICER:**

Cease & Restore letter sent to 561 Oxford Rd, (Mr. Daniel Sears) filling and grading in a flood zone.

Enforcement Officer Herde discussed the Japanese Knotweed over at Dave Steeves property and there was a dumpster in his yard. Mr. Steeves took care of this the next day.

Enforcement Officer Herde stated: 25 Lisa Drive sold at Auction and the new owner has 100

yards of blasted rock and wanted to fill the wetlands on the property, near the property line which was formally a paper road called Old Moose Hill Road and it was a 7 acre farm. I'm in the process of getting a hold of Wayne Watt (Public works) and the First Selectman.

Chairman Sue Gibbons asked about the pond at the front of the road.

Enf. Officer Herde replied: There is a culvert in the pond which goes thru someones yard.

The Commission discussed performing a site walk separately.

#### **COMPLAINT/CONCERN:**

#### **REPORTS ON SEMINARS, INSPECTIONS, and OTHER MEETINGS SCHEDULED OR ATTENDED NEWSPAPER ITEMS & P & Z MINUTES:**

#### **OTHER ITEMS OF CONCERN:**

A small discussion ensued on the 2020/2021 budget.

#### **COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS OTHER:**

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

<b>18-Sep</b>							
9/5/2018	Mountain Rd Estates	902 Miles Road			CO for Pool IG		
9/5/2018	Karen Stasik	9 Lisbon Terrace			CO for Pool IG		
9/5/2018	McNamee Construct	10 Robinson Lane			Permit for Commercial bldg.		
9/5/2018	Glendale of Oxford	24 Rowland Farm Rd			App for Residence		
9/5/2018	Glendale of Oxford	26 Rowland Farm Rd			App for Residence		
9/5/2018	Glendale of Oxford	29 Rowland Farm Rd			App for Residence		
9/5/2018	Glendale of Oxford	31 Rowland Farm Rd			App for Residence		
9/5/2018	Glendale of Oxford	33 Rowland Farm Rd			App for Residence		

9/5/2018	Dave Steeves	6 Butternut Ridge		Co for Deck	
9/5/2018	Pheasant Run Lot 2rB	Pheasant Run		Permit for Industrial Bldg.	
9/7/2018	Haynes Development	278-2 Oxford Road		CO- Use Permit for Urgent Care Office	
9/10/2018	Cynthia Rotman	33 Ancient Hwy.		Replace barn from storm damage- No e	
9/10/2018	Bob Chagnon	52 Old Country Rd		App for IG Pool	
9/11/2018	Romeo Invest. Corp.	Lot 16-4 Pheasant Run		Permit for Commercial bldg.	
9/12/2018	John Lavorgna	59 Tram Drive		Kitchen renovation - No ext.	
9/12/2018	John Lavorgna	412 Mulligan Drive		Kitchen & Master bath remodel- No exter	
9/17/2018	Harry Larson	512 Traditions Court		App for deck Extension	
9/17/2018	Kurt Petitti	55 Pinesbridge Rd		App for 12'X28'Shed	
9/17/2018	Oxford Riverbend	8 Riverbend Drive		CO for Residence	
9/18/2018	Wasko's Remodeling	10 Aspetuck Drive		Kitchen renovation - No ext.	
9/24/2018	Durkins Inc.	300 Oxford Road		tenant Fit up	
9/24/2018	Mountain Rd Estates	211 Meadowbrook		CO for Residence	
9/24/2018	Mountain Rd Estates	1005 White Birch Ln		CO for Residence	
9/26/2018	Steve Wolyniac	40 Silva Terrace		CO for addition above garage	
9/27/2018	Richard Kopf	581 Roosevelt Drive		CO for Barn	
9/28/2018	Riverside Fire Comp	151 Coppermine Rd		App for Shed (waived)	
<b>Oct-18</b>					
10/3/2018	Harry Larson	512 Traditions Ct N.		CO Deck Extension	
10/4/2018	Sam Goldwitz	226 Freeman Road		App for 12'X 30'Shed	
10/4/2018	Mark Purington	1 Echo Valley Road		CO Residence	
10/4/2018	Colonial Custom Bldgs	12 Owl Ridge Road		App for Garage	
10/5/2018	Corbo Associates	23 Fiddlehead Road		Permit for single family Residence	
10/9/2018	Pulte Homes	1007 St Andrews Drive		CO Residence	
10/9/2018	Pulte Homes	1009 St Andrews Drive		CO Residence	
10/11/2018	Walter Oliwa	24 Old State Rd # 67		Remove Dead Trees	
10/13/2018	Kathryn Wolak	11 Bishop Road		CO for IG Pool & sunroom Modification	
10/15/2018	Bogdan Zal	17 Sheldon Drive		Cottage Permit	
10/15/2018	Sharper Image Pool	29 Old Country Road		App for IG Pool	
10/15/2018	Lee Holcomb	12 Bishop Road		CO Residence	
10/16/2018	Margaret Jennings	16 Peach Farm Road		App for New Barn	
10/16/2018	Izzo Builders	20 Sycamore Lane		Addition/Deck	
10/22/2018	Bryan Finch	14 N. Mark Drive		App for IG Pool	
10/22/2018	Oxford Riverbend	15 Riverbend Drive		CO Residence	

10/22/2018	Steven Andreucci	435 Roosevelt Drive		CO Residence	
10/23/2018	Old World Blders of CT	626 Troon Court		Finish Basement	
10/24/2018	Jeff Dililio	2 Blueberry Lane		Remodel Kitchen & Closets	
10/25/2018	R&S Site & Sports	2RA Pheasant Run		CO Commercial Bldg.	
10/25/2018	Haynes Construction	334 Center Rock Green		Tenant Cleaners	
10/25/2018	Haynes Construction	338 Center Rock Green		Tenant Hair Salon	
10/25/2018	Haynes Construction	350 Center Rock Green		Tenant fit up	
10/26/2018	Gyre 9, LLC	91 Willenbrock Road		Use Permit- Light assembly	
10/31/2018	Mountain Rd Estates	225 Meadowbrook Rd		CO Residence	
10/31/2018	Mountain Rd Estates	223 Meadowbrook Rd		CO Residence	
10/31/2018	Corbo Associates	23 Fiddlehead Road		Additional Fees due	
10/31/2018	Community Chapel	24 Hawley Road		House of worship - Use permit	
10/31/2018	Mare Deslauries	135 Great Hill Road		Re-roof, re-build of deck	
<b>Nov-18</b>					
11/1/2018	Robert Van Egghen	2 Wildflower Drive		App for Addition	
11/2/2018	Nancy Schneider	6 Stonebridge		Repair flat roof	
11/4/2018	John Lavorgna & Co.	23 Pine Street		CO for Kitchen renovation	
11/4/2018	Chester Zawacki	46 Charter Oak Drive		Kitchen Renovation & Roof replacement-extension	
11/4/2018	Steven Smith	12 Great Oak Road		CO for interior renovations	
11/5/2018	Mike Jelenik	12 Red Barn Road		App for AG pool	
11/8/2018	Maegan Deegan	3 Old Coach Road		App for IG Pool	
11/9/2018	Rte 67 Professional Ctr	316 Oxford Road		Tenant Fit -up -new use	
11/12/2018	CKH Industries	42 Seth Den Road		New Use	
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"	

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	150 Hawley Rd		Interior alterations- No extension	
1/29/2019	Haynes Construction	400 Boulder Pass Rd		Residential Bldg. B	
1/29/2019	Haynes 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:**

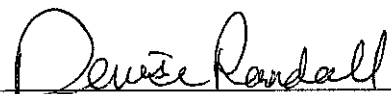
- **Notice of Cease & Restore -10 Park Road violation** (Ms. Tkacz) (Pending Litigation)  
7/26/16 awaiting notice from Attorney. (Update on litigation on 3/28/2017 application denied at 6/27/17 regular meeting) (Return of record received by judge on 7/7/2017)
- **Notice of Cease & Desist -368 Oxford Road** (Mr. Vorfi & Ms. Sulda) digging, tree cutting & grading in a regulated area. (Letter sent to property owner on Jan 6, 2020)
- 3. **Notice of Cease & Desist**, Glendale at Oxford/Canterbury Estates, Rowland Farms Rd, Erosion controls on site are inadequate. (letter to property owner Mr. Manuel Moutinho, Registered certified mail on 1/6/2020)

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

#### **ADJOURNMENT:**

**MOTION** made by **Commissioner Joe Lanier** to adjourn at 8:13 p.m.  
**Seconded** by **Commissioner Ethan Stewart**. All in Favor **5-0**.

Respectfully Submitted,



Denise Randall

I/W Administrative Secretary

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OFFICE OF THE  
TOWN CLERK