



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, April 10, 2018

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, April 10, 2018.

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

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: Mike Herde, Ethan Stewart, Joe Lanier, Bill Richter

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

ABSENT: Sue Purcella Gibbons

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS):

AMENDMENT TO AGENDA:

EXECUTIVE SESSION:

OLD BUSINESS:

(IW 17-199) McNamee Construction Corp, 10 Robinson Lane, propose 20ft wide driveway to access rear property. (Wetlands impact =2500 sq. ft.) Upland Review Area = 28,800 sq. ft.) An extension letter was received on November 14, 2017 from Alan Shepard, P.E. (Nowakowski, O'Bymachow, Kane & Associates)

The Commission discussed the revised plans to add a bridge. The town engineer looked over the revised plans and has no further comments.

The Commission looked over the revised plans.

Chairman M. Herde stated: Does anyone have any more comments.

None stated.

MOTION made by **Commissioner E. Stewart** to approve with conditions the following application: **(IW 17-199) McNamee Construction Corp**, 10 Robinson Lane, propose 20ft wide driveway to access rear property. (Wetlands impact =2500 sq. ft.) Upland Review Area = 28,800 sq. ft.) Engineering fee has been waived. Minimal impact to the wetlands no feasible and prudent alternative. Any further activity beyond what is shown on the final revised site plan dated 3/27/18 must return to the I/W Conservation Commission for further review. **Seconded by Commissioner B. Richter**. All in favor **4-0**.

(IW 18-02) TCB Ventures, Inc, 20 North Larkey Rd, proposed use: Commercial Recreational, Total size of lot 3.76 acres, (Total wetlands on site = 31,622 sq. ft) (Upland review area impact = 7000 sq. ft)

The 2 following individual reports below were performed:



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

March 27, 2018

Mr. Michael Herde, Chairman
Oxford Conservation Commission
486 Oxford Road
Oxford, CT 06478

**RE: Review of Application by TCB Ventures, Inc. - Preliminary
for a Commercial- Recreational Project**
20 North Larkey Road in Oxford, Connecticut
REMA Job No.: 18-2058-OXF13

Dear Chairman Herde and Commissioners:

At your request, REMA ECOLOGICAL SERVICES ("REMA") has reviewed the application materials for a proposed Monster Truck Park (a training school for truck drivers), in the western portion of the above-referenced site, as well as additional information provided by the town and available on line, pertaining to the history and natural resources of this property. This is a preliminary review because the application is deficient in several regards. Key information is lacking, that is needed to assess the potential for adverse impacts.

1.0 INTRODUCTION

Site inspections by REMA took place on March 2nd, and March 12th, 2018. REMA staff included the undersigned, Sigrun N. Gadwa, as well as George T. Logan, soils and wetlands scientist, and Tony J. Ianello, natural resources specialist.

Rema Ecological Services, LLC • 164 East Center Street, Suite 8, Manchester, CT 06040 • 860.649-7362 • www.remaecological.com

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The following documents were reviewed.

1. The application form, received on January 9, 2018;
2. A soils report by Soil Science & Environmental Services, Inc., for a wetland delineation done on August 23rd, 2006, and the current on-line soils USDA Soils Map for the site vicinity.
3. Two plan sheets both entitled Proposed Site Plan for Thomas Beck, for the "Monster Truck Park" both dated 12-15-17 and prepared by D'Amico Associates, identical except that the second has Implementation Notes, clearing limits, and a berm adjacent to the northern wetland, and lacks the storage barn.
4. Town IWA meeting Minutes pertaining to the application dated January 23rd, 2018 and February 13th, 2018.
5. Review letters dated January 16th, and February 8th, 2018, from Nafis & Young, Engineers, Inc.
6. Documents pertaining to a Notice of Violation/Cease & Restore Order to Oxford Sanitation, owned by Andy Turnel, dated 3/21/2006: reports by BDL consultants dated 11-17-2006 and 2-7-2004 with attached spills reports from the CTDEP Oil & Chemical Spill Division (Case #'s 2003-08025 & #2006-01879) & a related Complaint to CTDEP by MN Haverstock (# 06-065) & a response memo from R. Garbaskas of CTDEP, dated 7-14-2006.

Connecticut Environmental Conditions Online (CTECO), Google Earth, and the Web Soil Survey (NRCS-USDA) web-site, and Town of Oxford GIS, were used to generate natural resource maps, including aerial photos dated 2016, 2004, 1995, and 1990.

2.0 PROPOSAL SUMMARY

A "dirt road course" with moguls, jumps over cars, turn-around circles, and a start and finish line will occupy the southern two thirds of an existing construction yard. The dirt course will be used on weekends, 3-4 classes per day, taught by the applicant, Tom Beck of TCB Ventures, LLC. The minutes indicate, but do not explicitly state, that only one student will drive on the track at a time, with the instructor, and possibly an observer. It is not clear why eight unpaved parking spaces will be provided on the north side of the lot, near the existing 20' X 20 office building.

The proposal calls for indirect wetlands impacts to 7,000 sq. ft. of the 100-foot upland review area (URA), per the application form. However the plan indicates a substantially larger URA disturbance of approximately 37,200 sf, based on the clearing limits shown on the more detailed of the two plan sheets. Approximately 360 linear feet of the track will be

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within the URA. The track will average less than 25 feet from the wetland boundary to the south, and will be as close as 12 feet. *The plans do not show any structural features that would define the exact limits or width of the track, shown on the plan as only 12 feet wide.*

The impact to the URA will be a *long-term indirect impact* because the track will continue to consist of bare, erodible soil, as long as it is in use. Per the February 23rd, 2018 minutes and the more detailed plan sheet, the applicant has proposed the addition of a berm, as well as silt fence, to keep sediment from washing into the wetland. *Details are not provided for the berm (e.g. material, height), nor is there a long-term maintenance plan.* The applicant made the point that the site is currently a source of sediment; in fact REMA photographed exposed soil in large recent ruts immediately adjacent to the southern wetland, depression with no intervening perimeter sediment barrier (see attached photos).

However, most of the yard is currently grassed, and the southern wetlands do have a wooded buffer strip up to 25 feet wide, based on REMA's field observations; berm construction would take place within the existing vegetated upland buffer, with saplings of cherry, cottonwood, oak, and red maple. The plan shows the berm less than five feet from the wetland boundary, at the *base* of the steep, wooded fill slope, that borders the southern wetland. *It is unclear to what extent existing upland buffer vegetation will be cleared, because the plans do not show the vegetation edges under existing conditions (i.e. shrub and tree lines).* Based on review of the 2016 aerial photographs (see attached), and field reconnaissance, at least 6,000 square feet of existing woody vegetation would be lost.

Because the plans do not include correct site topography, drainage patterns into the wetland are not known. Contours shown on the plan show a gentle easterly slope, towards the eastern wetland, but they appear to be superimposed, derived from a larger-scale map, and not based on a site survey. Neither of the vegetated fill slopes (5-8 feet high) down to the southern and northern wetlands are shown. Nor is a deep (> 3 feet) swale along the southern property boundary, with over four inches of standing water on March 12th, 2018, which may very well be a regulated area¹. A wetland depression near wetland Flag 35 is also not shown.

¹ Typically wetland delineations that are more than 5 years old should not be accepted as accurate by the Commission. This is the typical threshold that is practiced by the CT DEEP and the US Army Corps of Engineers.

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The wetland delineation was done in August, 2006, with no flags remaining. The southern ditch, may have been excavated after 2006, and may now be a jurisdictional wetland or watercourse.

The turn-around at the east end of the course will occupy a currently densely wooded 80-foot wide roadside buffer, to within 25 feet of the road, eliminating much of this existing roadside screen, a potential filter for dust, noise, and visual disturbance. *This vegetated roadside buffer is not shown on the plan.*

The property, has been owned by Andy Turnel since before 2003, and would be leased by TCB ventures from Mr. Turnel. *Information is not provided as to whether portions of the site will continue to be operated as a construction yard by Mr. Turnel, in particular, the rear (eastern) section of the property, which is currently mowed, but lacks stored equipment or tanks.*

The application includes no description of current conditions on the site, with regard to stored vehicles, trailers, tanks, tools, etc., such that the commission cannot be sure that spill hazards are not still present. An unroofed fueling tank in the center of the eastern yard appeared to be in active use, with new hoses, but its concrete spill containment structure was more than 90% full of water on March 2nd (minimal remaining capacity for a spill). It was unclear whether other tanks were drained, whether there were tanks beneath man-hole structures, whether the cabs stored on the site were still in active use, and if not, whether their fluids had been drained. Diligence is warranted, with a thorough inventory, given the history of spills and violations on the site, from 2003 to 2006, under the same ownership as at present.

3.0 WETLAND RESOURCES

The property has 31,622 sq. ft. (0.72 acres) of delineated wetlands, including a well-defined north-flowing intermittent watercourse in the Little River watershed (Basin 6920-00-1). *No wetland characterization was provided.* However, REMA was able to determine, even with a winter inspection, that the regulated resources are of high quality and nutrient-sensitive; the extensive nearby town-owned wetlands add to the ecological integrity and wildlife support function of the on-site wetlands. We recommend that the commission take this into consideration as they evaluate the significance of the proposed activities in the URA.



The low-gradient stream is two to three feet wide, meandering, with many small pools created by leaf jams and boulders. An approximately 20-foot long segment is culverted where an unpaved roadway connects the two open construction yards on this property. Water quality is excellent, based on metering by REMA during the tail end of a substantial rain event on March 2nd, 2018 (1.1 inches at Oxford airport). Specific conductivity was excellent, very low, at 23mS/cm. pH was 6.4, not elevated by urban runoff. The dissolved oxygen level was high at 11.99 mg/l, and redox potential was also very high, at 155.5 mV, indicating little biological oxygen demand. Turbidity was barely detectable, though sampling took place during a rain event.

Wetlands are minimally disturbed forested wetlands, with well-developed micro-topography, and extensive seasonal flooding. Wetland vegetation is the mesotrophic (moderate nutrient status) variant of red maple swamp; highbush blueberry, cinnamon fern, and winterberry are dominant in the understory, with only occasional spicebush and skunk cabbage. Fox grape is the dominant vine and small boulders are common. Ironwood, swamp white oak, and green ash are also present. Single trunk red maples up to 22 inches in diameter are common. Cover type diversity is enhanced by the sedge-dominated wet meadow that has developed along a road cut just off-site to the south; also by a man-made linear wetland in the southwest corner of the property supports emergent vegetation (cattails & some *Phragmites*). Invasive Japanese barberry was very scarce within the wetlands, and autumn olive and multiflora rose were limited to the edges of the construction yards.

4.0 CONCLUSION

We do not recommend approving this application, as currently proposed, given the missing information in the application, and lack of detail. The plan should include a re-delineation of wetland boundaries, including the on-site ditch on the southern property boundary, surveyed on-site topography and drainage patterns, existing limits of naturally vegetated buffers, and an inventory of tanks and equipment on the site, especially considering the high quality adjacent regulated resources, both on-site and offsite.

The proposed Monster truck track is proposed in very close proximity to a non-impaired stream, and will be an ongoing source of bare, exposed soil. Long term maintenance of perimeter barriers, and even rudimentary stormwater management, has not been addressed. Sustained truck noise over 100 decibels can be also expected to disrupt foraging and nesting

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in adjacent on-site and town-owned wetlands by most bird species, consistent with studies showing limited avian usage of habitat near interstate highways.

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

George T. Logan, MS, PWS, CSE
Professional Wetland Scientist
Registered Soil Scientist
Certified Senior Ecologist

Sigrun N. Gadwa, MS, PWS
Ecologist, Registered Soil Scientist
Professional Wetland Scientist

VIA E-MAIL

Attachments: Figures 1-7; Photos 1-10;



**NAFIS & YOUNG
ENGINEERS, INC**
CIVIL / ENVIRONMENTAL
ENGINEERING & SURVEYING

February 8, 2018



Michael Herde, Chairman
Inland Wetlands Watercourses Commission
Town of Oxford
486 Oxford Road
Oxford, CT. 06478

Re: 20 N. Larkey Road, Oxford, CT

Dear Mr. Herde:

Nafis & Young Engineers, Inc. (NYE) is in receipt of a revised plan for the Monster Truck Park at the above referenced address. We offer the following:

1. The proposed use will cause irreparable damage to the upland review area on this lot. Continued use of the "Dirt Road Course" will not allow for restoration due to vehicle tire damage.
2. The inland wetland on the East side of the parcel is part of a large wetland system located on Town property which will be negatively impacted by the proposed use resulting in long term damage to the eco system associated with the wetland system.
3. It is our professional opinion that the use associated with this application will have a negative impact on the inland wetlands and watercourses on the parcel and in the Town of Oxford.

If you have any questions, please contact me at 203-314-8041.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jim Galligan". The signature is fluid and cursive, with a large initial "J" and "G".

James H. Galligan, P.E.
Nafis & Young Engineers, Inc.
Town of Oxford Engineer

Mr. Beck presented a very good 8 minute video that was put together by him to explain what his type of business would entail.

The Commission all agreed it was a good presentation.

Mr. Beck explained that it was difficult to get my point across and that is why I chose to do a video. I would like, if I may to discuss a couple of more items.

Mr. Beck then passed out photos of the property he proposes to use for his business. Directly north is a strip of land which is about 20 feet and goes right thru the wetlands and this land happens to belong to the town of Oxford. What they have done has helped me out tremendously, they have come in and have gone right thru that area and basically ripped out everything which includes stumps, vegetation and pulled out everything. I think Alterio is the person who removed it and what has happened is the grade is lower than where we are and now that water tends to move in that direction and there is less impact than where we are. I don't know what the rules are and I understand that the town doesn't need a permit to go thru the wetlands to get approval to do this but I'm sure there are state regulations that you need approval from. I will look into those but basically for us, for me it's taken the wetland area that we have to address and really diminished it quite significantly. So based on these drawings that Fred put together, we have gone ahead, as we spoke last time we propose a berm to fully stabilize certainly within the 100 upland review area. I can't use the area on the back, there is really nothing I can use it for and we will keep in vacant. In fact, I saw the boy scouts selling tulips last week. Not for anything I got slammed at the last meeting and what I'm trying to do is protect the wetlands which have probably diminished at this point. I did move the track a little bit further away from the wetlands themselves and now within all the rain, it's almost a lake down there. That's pretty much all I have except the only thing left standing is that I have a check for you for the Environmental review. I have to tell you, I'm really disappointed that from a business standpoint there is not a contract between the town and applicant.

Chairman M. Herde stated: When we get into the bigger projects we do but they have to have some latitude because without looking at the property and the cost to get them out there, they don't know how much there going to have to review with some properties that may have extra sensitive wetlands where they are going to have to log what the plants, animals are ect... So it always is kind of a cloudy area because it can be a very small piece of property with very sensitive wetlands and a lot of intensive investigation or it can be a large property with almost nothing on it and they come out the same price. I remember explaining to you that there would be range of cost that would be around \$2,000 or less. Our general parameters for review are the same with REMA for most projects.

Mr. Beck asked: What did you ask this fellow to do? That's just not documented and the response, I just don't see it. I just kept getting the feeling that let's find a way to stretch this out, lets find a way to make him spend more money. In the report it says, I can't make a decision because I don't have this information and I don't have that information, the guy can't make a decision. I'm going to pay this but it's not what I expected to see. I

expected to see something more definitive. This man talked about decimals and birds won't fly but he never even came to me to ask any questions.

Commissioner J. Lanier stated: The way the wetlands are defined is by the soil types so whether there is water gathered above the area or not it is still classified as a wetland, the flagged areas. I know you were saying the activity north of the property on the town border there that they may be gathering water and what not but the soils that still exist on the current property are still active as wetlands and that what they would be classified in functionality as, even though currently water is collecting in that particular area maybe not as much as previously, it's the soil types and plants that are growing there, that really delineate where the wetland is. It's not the water as much as it's the soil, the plant species the native forum that you find there. I know it's hard to see when you look at it that there is no water there now.

Mr. Beck replied: Yes, I totally understand where you're coming from. The fact that was done a year and a half ago, but truth be told, I'm no where near the wetlands.

Commissioner J. Lanier stated: You are in within the 100 foot setback.

Mr. Beck replied: Admittedly so, but I'm no where close to the wetland. I feel like I'm being lumped in the same pot.

Commissioner J. Lanier replied: No, not necessarily so. What we are looking at and what the engineer stated is the disturbance always of the dirt track and how much that can migrate and have an impact there with heavy rains and things like that it will never stabilize. That's what I read from the reports and one of the main concerns. I understand what your saying about the noise decimals and such but the thing is with the disturbance there and the relative proximity and closeness to that if this was a regular driveway we would have this happen with the setback going 25 feet in some of these areas are like 25 to 30 feet and normally when we have people coming with the old 50 foot setbacks and these were the concerns of the engineer and scientists. Even with a vegetative buffer there is no guarantee that it would necessarily function properly and that's from what I read in the reports.

Commissioner E. Stewart stated: I read the same things in the report which stated possible storm water with movement of the loose sediment and with the track there where is it going? Right on the map showing the topography where the water is flowing which direction, how can you mitigate possible sedimentation coming from the track. Other issues called out that the swales needed to be flagged and the wetland areas shown large enough on the map. Other details in the report with the berm we had talked about to figure out the property size to handle the possible sedimentation from the track with rain events.

Commissioner B. Richter stated: As much as I like what you're trying to do here, we have to hire professionals and use their judgment because we are not professionals. I'm not, but these guys here on the Commission are much more professional then I am. We have to an expert and here we have 2 experts that say it's bad for the wetlands. Don't get

me wrong, I do like what you're trying to do but we try to keep away from the wetlands as possible.

Mr. Beck stated: Why don't you take a vote then.

The Chairman asked the Commission if they have any specific spots in these reports that you feel it is leading you in whatever kind of direction you want to go on this. Based on something specific in the reports.

Mr. Beck stated: I keep going back to this \$1600 report that states I don't have enough information here to make a decision. So I don't know why we are talking about that report. (pointing to report)

Commissioner J. Lanier stated: Well that report is Nafis & Young who is our town engineer firm.

The Commission had this discussion:

Based on 2 reports done by hired professionals, Nafis & Young (town engineer) and Rema Ecological Services, LLC. **Commissioner Joe Lanier** and **Commissioner Ethan Stewart** stated from page 3 of the Rema Ecological report "The impact to the (URA) will be a long-term indirect impact because the track will continue to consist of bare, erodible soil, as long as it's in use. Comments made by the Commission include: Long term disturbance in a high quality wetland will have an impact on the watercourse on the adjacent property on the north side.

Commissioner E. Stewart stated: Well definitely in the report there was some call outs of things missing such as housekeeping but I feel the overall conclusion from the report was that it would have a negative impact on the wetlands.

Mr. Beck stated: The whole concept of I'm spending the bucks to improve the area and If I don't do anything the value of the property will go way down and with the wetlands on there now, nothing will be done and crap will continue to go down into the wetlands and it sound like you guys want to do it sound like you want to perpetuate the problems that already exist.

Commissioner J. Lanier stated: Well it is actually better than it used to be.

I.W.E. Officer showed a picture of a 15,000 gallon tank buried on the property that just came out. We don't know what else is in there.

Mr. Beck stated: It seems you guys don't want to me to improve the property. You can X me out but I'm the guy who is trying to make it better, it just doesn't make sense to me.

Commissioner J. Lanier stated: Its not like we don't appreciate what your doing we are going off of what the evidence given to us by professionals and that is why we have to make our decision based on professional standings. We don't make it on a whim. That's why beforehand we talked about having the experts in to see what they have to say so that we can make an informed decision whether its good or bad based on the evidence.

Commissioner B. Richter states specifics from the Nafis & Young report state "the proposed use will cause irreparable damage to the upland review area on this lot and continued use of the "dirt road course" will not allow for restoration due to vehicle tire damage." If you had a different lot no where near the wetland, you wouldn't have a problem.

Chairman M. Herde stated: Yes, it's potential erosion in a continuance disturbance.

Mr. Beck asked: You don't think it would be continuance with someone else coming in?

Chairman M. Herde replied: We would but that's another thing that we as a Commission have to think of somebody else coming in and there is possibly other options for this property that might be less disturbance than yours. We have to weigh is yours the right disturbance and is it prudent and feasible for this type of property.

Mr. Beck stated: Well, our we going to vote?

Chairman M. Herde stated to the Commission: We have a couple of options here. 1) We can approve it as is. 2) Approve it with recommendations. 3) You can deny it with or without prejudice. Obviously Commissioner Richter stated he is not prejudice at all and either it needs more work to make it work here or possibly a dryer piece of property. Not sure if that something better might not work with the applicant. If denied without prejudice it leaves the door open so a future plan can come in for this property whether it's Mr. Beck or someone else. There is kind of your options

I.W.E. Officer A. Ferrillo stated: You have the negative points from both of the reports, if you can surmount those items, you would be free to bring back another application.

Mr. Beck replied: That's not going to happen.

Chairman M. Herde stated: I think we are all ready to make a motion.

MOTION made by **Commissioner E. Stewart** and **seconded** by **Commissioner B. Richter** to **deny without prejudice** this application as it stands **(IW 18-02) TCB Ventures, Inc**, 20 North Larkey Rd, proposed use: Commercial Recreational, total size of lot 3.76 acres, (Total wetlands on site = 31,622 sq. ft) (Upland review area (URA) impact = 7000 sq. ft) **1)** for incomplete information submitted (Undelineated wetlands on site). **2)** Significant impact in upland review area. **3)** Extremely close to the wetlands & watercourse on site. **4)** Professional opinions rendered by individual groups Nafis & Young Engineers, Inc, Civil/Environmental Engineering & Surveying and Rema Ecological Services; LLC that indicate substantial negative impacts that will be ongoing to adjacent wetlands and watercourses. All in favor **4-0**.

(IW 17-28) Garden Homes, site plan modification for residential units (Lots 2, 2B & 2A) (124-Unit Residential).

NEW BUSINESS:

- **(IW 18-22) RAB II, INC.**, 5-1 Autumn Ridge Road, Map 33, Block 10, Lot 81-1, (Total size of site 131,129 sq. ft., Wetland impact = 300 sq. ft., Upland Review Area impact 5400 sq. ft., (amount of material to be removed = 45 C.Y.) Deposited = 90 c.y.

Mr. Jesse Judson (Horbal Land Surveyors) This application is a common driveway application for Autumn Ridge Road lot#1 Beth Acres. It was re-approved in 2014 and a 3 acre interior lot with a 25 foot access way which was part of the Stonebridge application approved back in 1994. Then the lot was created by a free split. Common driveway will access both parcels. To do that we have to fill approximately 1200 sq. foot of wetlands and there is 5400 sq. feet of upland review area. The wetlands on this map shown are all part of the Stonebridge Application. The soil scientist didn't find wetlands in this area (pointing to the map). First Wetlands crossing is 2 inch stone with filter fabric and 6 inch pvc pipe 6 inch perforated pipe. The second wetland crossing is outside of the upland review area. Originally there was an old woods farm road. The areas for wetlands have been flagged. I have the old purposed plan for this as well.

Chairman asked if this is the only alternative, only access to this lot?

Mr. Judson replied: Yes

Chairman M. Herde asked: is there any increase at all in wetlands impact at all because of the driveway?

Mr. Judson replied: All couple of feet.

Commissioner E. Stewart asked if it was paved the entire way?

Jesse Judson replied: Its gravel all the way.

A small discussion ensued.

MOTION made by Commissioner J. Lanier to approve with conditions the following application: (IW 18-22) RAB II, INC., 5-1 Autumn Ridge Road, Map 33, Block 10, Lot 81-1, (Total size of site 131,129 sq. ft., Wetland impact = 300 sq. ft., Upland Review Area impact 5400 sq. ft., (amount of material to be removed = 45 C.Y.) Deposited = 90 c.y. Direct impact of 300 sq. ft but no feasible prudent alternative. Location of Common driveway previously approved on expired permit. Driveway will not be paved. Seconded by Commissioner B. Richter. All in favor voted 4-0. Permit Expires: 4/10/2023

- **(IW 18-23) Connecticut Residential, Quaker Farms Road, Map 30, Block 70, Lot 05 (Total size of lot 130,462 sq. ft.), Wetland Impact = 795 sq. ft, (Upland Review area impact = 5,625 sq. ft.) Amount of material to be removed= 9 cy, Material deposited= 28 c.y.**

Chairman M. Herde asked if all recommendations from the town engineer have been complied with.

I.W.E. Officer A. Ferrillo replied: Yes. Mr. Scott Volpe is here to present the application.

Mr. Scott Volpe explained: Soil scientist flagged all of the wetlands. Bridge is on the plan with 15" pipe – HDPD discharge the water, the well is in use and there is a natural buffer.

Chairman M. Herde: Limit of disturbance should be labeled on the map.

Commissioner J. Lanier asked where on the map it will be cleared and talked about the Ash trees near the stone wall. Can you take them down?

Mr. Volpe explained the area and pointed out on the map.

Chairman M. Herde stated: The erosion control line should be limit of disturbance.

Conservation easement used as a buffered zone was discussed.

- **MOTION** made by **Commissioner J. Lanier** to approve with conditions the following application: **(IW 18-23) Connecticut Residential**, Quaker Farms Road, Map 30, Block 70, Lot 05 (Total size of lot 130,462 sq. ft.), Wetland Impact = 795 sq. ft, (Upland Review area impact = 5,625 sq. ft.) Amount of material to be removed= 9 cy, Material deposited= 28 c.y. No direct wetland impact. Limit of disturbance should be clearly marked. All standard soil & erosion controls in place during and after construction. **Seconded by Commissioner B. Richter.** All in favor voted **4-0**.

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE):

MOTION made by **Commissioner J. Lanier** and **seconded by Commissioner E. Stewart** to accept the following to applications: **(IW 18-25)** 589 Investments, LLC., 317 Riggs Street (2.83 acres) proposed Use: Existing Industrial Lot- Excavation of material for site preparation. (Wetlands impact = 0 sq. ft) (Upland Review area impact = 0 sq. ft) Amount of Material to be removed = 22,045 C.Y. **(IW 18-24)** Borghesi Building & Engineering, 102 Willenbrock Road, location of site is the corner of Willenbrock and Hawley Road and total acres = 12.79 acres, (proposed activity = construction of a 60,000 sq. ft building. (Total acres of wetlands = 64,904 sq. ft. (Wetlands Impact = 0) (Upland Review area impact = 70,336 sq. ft) All in favor **4-0**.

CORRESPONDENCE:

OTHER BUSINESS:

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:**

- 1) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 2) Open Space Inventory Map. Completed by New England Geo systems
- 3) Town of Oxford Catch Basins (Silt Removal).
- 4) Storm Drain Marker Program (Phase II).

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

Jul-17

7/5/2017	Kevin Mullen	43 Cortland Place	App for Inground pool
7/5/2017	Victor Rosado	18 Deerwood Road	App for Residence
7/5/2017	Corey Cirillo	5 Lantern Ridge Road	App for Barn
		23 White Gate	App for addition with indoor
		Road	pool
7/6/2017	Eric Raspet	6 Georges Hill Rd	C.O. -no extension
7/7/2017	Herde Construction	Roosevelt Drive	Trailer Under the Rock
7/7/2017	Robert Weiner	6 Cortland Place	App for addition to outbuilding
7/10/2017	Geoffrey English	16 Nancy Lynn	
		Lane	App for A/G pool & Deck
7/10/2017	Lee Clifford	221 Good Hill Road	C.O. for Residence
7/10/2017	Joseph Dargenio	34 Wedge Hill	
		Road	app for deck Replacement
7/12/2017	John Mazza	94 Oxford Road	App for pool deck
7/12/2017	Jeff Weaver	unknown	Copy
7/12/2017	Unknown	125 Hawley Road	app for deck Replacement
7/12/2017	Stephen Onofrio	20 Wyant Road	Addition- no extension
7/17/2017	Ryan Solanch	33 Fiddlehead Rd	C.O. for Residence
7/17/2017	Corbo Associates	207 Meadowbrook Rd	C.O. for Residence
7/17/2017	Mountain Rd Estates	571 Oxford Road	Copies
7/19/2017	Howard Russ	162 Newgate Road	App for Garage for storage
7/24/2017	John Santoro	14 N. Mark Drive	App for shed
7/24/2017	Bryan Finch	1 Evergreen Lane	C.O. for Garden Shed
7/24/2017	Julianna James	319 Riggs Street	C.O. Addition
7/27/2017	BBL Enterprises	583 Putting Green	
		La	C.O. Screened Deck
7/31/2017	Alan Mohr	1013 Turnberry	
		Court	App for Residence
7/31/2017	Pulte Homes	1011 Turnberry	
		Court	App for Residence
7/31/2017	Pulte Homes	720 Championship Dr	App for Residence
7/31/2017	Pulte Homes	722 Championship Dr	App for Residence

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7/31/2017	Pulte Homes	724 Championship Dr	App for Residence
7/31/2017	Pulte Homes	726 Championship Dr	App for Residence
7/31/2017	Pulte Homes	728 Championship Dr	App for Residence
7/31/2017	Pulte Homes	730 Championship Dr	App for Residence
7/31/2017	Pulte Homes	732 Championship Dr	App for Residence
7/31/2017	Pulte Homes		
7/31/2017	Homes	734 Championship Dr	App for Residence
		583 Putting Green	
7/31/2017	Alan Mohr	La	C.O. for Screen porcht-no extension

17-Aug

8/2/2017	Christopher Porto	156 Great Hill Road	App for addition
8/2/2017	Pulte Homes	736 Championship Dr	App for Residence
8/2/2017	Pulte Homes	738 Championship Dr	App for Residence
8/2/2017	Pulte Homes	740 Championship Dr	App for Residence
8/2/2017	Pulte Homes	747 Championship Dr	App for Residence
8/2/2017	Pulte Homes	745 Championship Dr	App for Residence
8/2/2017	Pulte Homes	743 Championship Dr	App for Residence
8/2/2017	Pulte Homes	741 Championship Dr	App for Residence
8/2/2017	Pulte Homes	739 Championship Dr	App for Residence
8/2/2017	Pulte Homes	737 Championship Dr	App for Residence
8/2/2017	Pulte Homes	735 Championship Dr	App for Residence
8/2/2017	Pulte Homes	733 Championship Dr	App for Residence
8/2/2017	Pulte Homes	731 Championship Dr	App for Residence
8/3/2017	Charles Curtiss	646 Chestnut Tree Hill	Acc for Residence
8/4/2017	Stacey Leary	6 Hart Court	App for shed
8/7/2017	Ricardo DaSilva	65 Thorson Road	App for shed
8/7/2017	Meadowbrook Estate	181 Meadowbrook	C.O. Residence
		1010 St. Andrews	
8/8/2017	Pulte Homes	Dr	Retaining walls
		12 Rowland Farm	
8/9/2017	Glendale	Rd	C.O. Residence
8/9/2017	Deanna Souza	29 Dutton Road	App for Shed
		16 Middlefield	
8/11/2017	William Federowicz	Road	App for Garage
8/14/2017	Joseph Federici	11 Apple Drive	App for Shed
			C.O. to replace
8/14/2017	Katz Contracting	4 Wisteria Lane	deck
8/14/2017	Franklin Young	2 Scott Road	C.O. rebuilt residential
8/14/2017	William Lisiewski	10 Scott Road	App for shed extension
		35 Jem Wood	
8/14/2017	Michael Allen	Road	App for 35' X 38' Garage
8/15/2017	Pulte/Peter Schuman	719 Championship Dr	C.O. for Residence
8/16/2017	Geoffrey Brennan	45 Belinsky Circle	App for deck extension

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8/16/2017	Stephen Walsh Jr.	387 Quaker Farms Rd	Acc for Storage Barn
8/21/2017	Kristin Cook	48 Freeman Road	App for Deck
8/21/2017	Gary Hylinski Michelle & Jeff	29 Oxford Road	Acc for re-built
8/21/2017	Young	148 O'Neill Road	App for garage
8/21/2017	Oxford Riverbend	23 Riverbend Road	C.O. for Residence
8/21/2017	James/Mary Carson	36 Pope Road	C.O.
8/24/2017	Haynes Construction	290 Main Street 90 Rolling Hill Road	C.O. Daycare
8/24/2017	Rita Simmons	174 Moose Hill Road	C.O. Pavilion
8/28/2017	Mike Wasko	48 Great Oak Road	App for Residence
8/29/2017	A. Pond LLC	Phase Four	C.O. for Residence
8/30/2017	Pulte Homes		Mail Center

Sep-17

9/5/2017	Jason Gadsby Ascension	47 East Hill Road	Interior alteration of Garage
9/6/2017	Performance	106 Willenbrock Rd	Fitness Studio
9/7/2017	Michael Flanagan	672 Championship Dr	C.O. Deck extension
9/7/2017	Karen Gardner	645 Championship Dr 306/328 Oxford Road	C.O. Deck extension
9/7/2017	Walter Archer 3rd	60 Quaker Farms Rd	Sewer Extension Re-dig of farm pond
9/8/2017	John D'Ambruoso	438 Roosevelt Drive	C.O. Deck
9/11/2017	Melany Haight	37 Thorson Road	C.O. for addition
9/13/2017	Antoinette Padula	91 Willenbrock Road	Interior approval
9/14/2017	Ferrer Properties	725 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	723 Championship Dr	C.O. Residence
9/14/2017	Pulte Homes	726 Championship Dr	C.O. Residence
9/14/2017	Keith Dolyak	2 Evergreen Road	C.O. for IG Pool
9/18/2017	Kristin Cook	48 Freeman Road	C.O. Deck
9/18/2017	Frank Coniglio	79 Shelton Road	App for garage & Shed
9/18/2017	Nate Wilcox	38 Jenny Lane 2	C.O. Shed
9/19/2017	Americo Da Silva	3 Lisbon Terrace	App for minor regrade
9/19/2017	Americo Da Silva	Silva Terrace 47 Peach Farm Road	App for minor regrade
9/19/2017	Americo Da Silva		App for minor regrade Interior Alteration- no extension
9/19/2017	Josh Mellitz	88 Seth Den Road	App for Residence
9/19/2017	Mountain Rd. Est	219 Meadowbrook Rd	App for Residence
9/19/2017	Mountain Rd. Est	221 Meadowbrook Rd	map copies
9/20/2017	New England Septic	Nichols Road	App for Garage/Deck/porch
9/25/2017	End Grain Construct	172 Punkup Road	Deck replacement- No extension
9/25/2017	Hire A Firefighter, llc	10 Charles Road	App for Pool Deck
9/25/2017	Vin Scalo	37 Macintosh	Fit club/Warehouse
9/26/2017	RS Site & Sports	Lot 2RA Pheasant Run	No extension
9/29/2017	John Milligan	253 Quaker Farms Rd	

Chairman M. Herde stated: Ok, I would say we would like stuff cleared out in that immediate wetland area. You want to let that area act as a wetland as it's supposed to be. If a driveway goes thru there then we would need a set of plans for that but if the driveway goes in this area (pointing to the map) we will need a full restoration.

I.W.E. Officer A. Ferrillo stated: I don't know if there is anywhere that you can place a driveway in at this point because anything further south you're going to impact where this watercourse is coming from. And it all looks pretty soggy to me.

The Chairman agreed.

The Chairman asked do we at this point, want to have him pull it back at least out of that wetland area and the Enforcement Officer can be a supervisor on what is far enough.

Mr. Tereskiewicz stated: Ok so right now I have it pulled back about 3 feet which is more than what was there when I actually put it down there. Is that enough? You tell me.

I.W.E. Officer A. Ferrillo stated: I would say more.

Chairman M. Herde agreed and stated: Yes, I want it out of where the banks are. No stock piling in that area.

I.W.E. Officer A. Ferrillo and Mr. Tereskiewicz agreed to meet up so that it is shown how far to pull it back.

The Commission asked for a time frame.

MOTION made by **Commissioner B. Richter** and **seconded** by **Commissioner E. Stewart** for a Cease & Restore with a 60 day time period to restore and to be no later than June 30th. Also 5' to 8' feet on either side of the intermittent watercourse in width 10 to 12' feet wide. Pull all stone back per Enforcement Officer determination. The I/W Commission authorizes Enforcement Officer to supervise final restoration. All in favor voted 4-0.

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner E. Stewart** to adjourn at 9:20 p.m.
Seconded by **Commissioner J. Lanier**. All in Favor **4-0**.

Respectfully Submitted,

Regular Meeting Min.
April 10, 2018

Denise Randall
Denise Randall
Administrative OCCIWA Secretary

18 APR 26 PM 4:42
TOWN OF OXFORD, CT
TOWN CLERK
Stephanie H. White