



March 12, 2013

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, March 12, 2013

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, March 12, 2013.

Meeting was called to order at 7:34 P.M. by Chairman M. Herde

ATTENDANCE ROLL CALL: Chairman M. Herde

COMMISSIONERS PRESENT: Tom Adamski, Bill Richter, Ethan Stewart, S. Purcella Gibbons
Also present: I/W Enforcement Officer A. Ferrillo Jr., and Denise Randall Administrative Secretary.

ABSENT:

None

AMENDEMENTS TO AGENDA:

1. (IW 13-5) Lot 18, N. Mark Drive, Scott Volpe –New residence (no activity in wetlands)

MOTION made by S. Purcella Gibbons to add the one amendment to the Agenda. **Seconded** by Commissioner B. Richter. All in Favor – **5-0**

Mr. Volpe is present with plans to show the Commission the location for a new residence. Mr. Volpe explained that the original property was developed as Woodland Acres (Section 3) and was in 1982. North Mark Drive was the new road created on what was unpaved section of Newgate Rd. I After I purchased the land I realized there was a flood plain X adjacent to the flood plain on the property. Flood plain X indicates an undefined flood plain level and I would have had to establish a high flood plain elevation by proving to be 2 feet above the flood plain which will then allow the construction of a house that will not be in the flood plain. There is a watercourse at the rear section of the property and area adjacent to the watercourse is flat and then beyond the flat, there are steep elevations upward on both sides. Mr. Volpe then showed the Commission photos of the site. At the

time the lot was approved, the wetlands set back was a 50 feet. I am requesting that the Commission maintain the 50 foot buffer rather than the 100 foot that is now in effect because the 100 foot would make it difficult, if not impossible to build on the lot. I am proposing no activities in either the wetland or upland review area. The house and septic will be on the upper elevated, portion of the land. The septic will be a no fill system. I have also shown locations for a future pool and/or barn which would be outside of the upland review area. I am putting a private conservation easement on the watercourse and on that area designated flood plain which will prohibit any structures within the conservation easement. In accordance with State Statutes that area can be used for agricultural purpose, which could include a horse.

Chairman M. Herde asked the distance from the conservation easement from the property line?

Mr. Volpe replied it's the entire cross hatch section up to the 50 foot setback line.

Chairman M. Herde asked: Ok, so that is the 50 foot line?

Mr. Volpe replied: Yes.

Mr. Volpe explained if you go to see the area, it's pretty steep. The map does not show the contour but behind the proposed pool, I bet it's about a 15 feet drop.

Mr. Volpe showed the Commission photos that he took of the site and explained the site has already been flagged. The driveway comes in flat and drops off a short distance and then goes back up to where the house would be. Standard private conservation restrictions will be placed on the cross hatched area of the site.

Chairman M. Herde stated: I would also like to see in the approval that there be no clear cutting of trees.

Commissioner T. Adamski also added and no cutting of live trees in the conservation easement.

Mr. Volpe replied: Yes and it already states that along with the fact they have to come in for written town approval before doing this.

The Commission all agreed to individually do a site walk in a few days.

OLD BUSINESS:

None

NEW BUSINESS:

None

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

None

OTHER BUSINESS:

None

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

MOTION made by Commissioner Sue Purcella Gibbons to approve the regular meeting minutes for February 26, 2013 with the following corrections: on page 2 in the second paragraph the word the last sentence should read: "The only question is, where will the adsorbent oil be placed in a catch basin or forebay." And also on page 2 add the word "pad" after the word adsorbent in the third paragraph. **Seconded** by Commissioner B. Richter.
All in Favor **5-0**

ENFORCEMENT OFFICER:

Belmar Farms IW-12-115- discussion of vortechnic Unit and Smart sponge.

I.W.E. Officer A. Ferrillo discussed a letter to be sent to Belmar in accordance with our approval that we will require smart sponge technology in either the catch basins or vortech unit to be determined by the applicant. The requirement will be for the applicant to send all data sheets (cut sheets) on the units selected as well as a maintenance schedule.

I.W.E. Officer A. Ferrillo stated that the collapse bank, along side Punk-up Rd, as not, as of yet been repaired. I have been told by the surveyor that prior to resuming work on the proposed roadway on the Coachiello project that the bank will be stabilized.

Commissioner T. Adamski asked: They have not done anything there just yet?

I.W.E. Officer A. Ferrillo replied: The area is quite wet and soggy and it's too dangerous to work on at this time.

Chairman M. Herde asked about violations on 10 Park Road.

I.W.E. Officer A. Ferrillo replied: The Town Engineer has reviewed the survey map of the area and noted several deficiencies in the maps and this information was transmitted and Mr. D'Amico will address those deficiencies.

COMPLAINT/CONCERN:

None

APPLICATIONS NOT REQUIRING OCCIWA APPROVAL:

None

MATTERS OF VIOLATIONS/LITIGATIONS:

1. Michael Ligi -501 Roosevelt (Town Engineered report dated 9-12-2011
Commission requested the Enforcement Officer to contact Mr. Ligi regarding the current status of the wall constructed without a permit.
2. Notice of Violation Cease and Restore Order – Susan Kupec-Jutcawitz Randall
Drive Detention Pond Collapsed (Pending repair) Wetlands and zoning both approved removal of outlet construction and retaining wall. Not yet completed.
3. Notice of Violation Cease & Desist--- Ms. V. Tkacz-(10 Park Rd.)
Certified Letter sent on 7/5/12 by I/W and Letter sent by P&Z on 10/1/12. Letter received.
Engineer F. D’Amico engaged by owner to prepare site plan. Site plan received and sent to town engineer for review. Awaiting revised map from Mr. D’Amico.
4. Notice of Violation Cease & Desist ---Mr. Frank H. & Robert Samuelson (Under the Rock Park) on Roosevelt Drive

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

OTHER ITEMS OF CONCERN:

A discussion ensued regarding the Town Wide Clean-up. Commissioner S. Purcella Gibbons explained she is still waiting to hear from the Superintendent regarding the distribution of pledge sheets and is working on the revised pledge sheet which will now show a different sponsor. The new sponsor is a new business in town called “Peachwave” which is a self service yogurt ice cream place. They have been kind enough to donate gift cards, for children prizes given out at the end of the Town clean up. We are on schedule and once we get the ok, we can distribute the pledge forms to each child in all Oxford schools, restaurants, offices and retail.

I.W.E. Officer A. Ferrillo states that he spoke with Wayne Watt at Public works to remind him that we would like the town garage to remain open an hour later on the last 2 Saturdays in the Month of April.

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

March 12, 2013

- 1) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 2) Open Space Inventory Map. Completed by New England Geosystems
- 3) **NOV WR SW 06 007 (Issued 4/10/06) CT DEP Meadow Brook Estates, Great Hill Road** (Remove Sediment from Pond & Stream) (Letter dated 9/27/06) (Memo dated 8/4/06). Work completed, staff to monitor site for 1 year.
- 4) Town of Oxford Catch Basins (Silt Removal).
- 5) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

Chairman M. Herde stated he has been reading D.E.E.P. articles regarding cottontail rabbits and there are 2 different species in the area but the problem is, you can't tell them apart. They are looking for the New England Rabbit and there is a big population of Cottontails down at Jacksons Cove. Can we maybe give the D.E.E.P. a call and have someone stop by to see what type of rabbits there because if we do have that type, we may qualify for D.E.E.P funds that deal with the Autumn Olive and other invasives. The D.E.E.P. is looking for 40 to 50 acre parcels to clear the Autumn Olive. If there is any chance it is the right species then we may qualify.

Commissioner T. Adamski stated: I was able to get the Niski Family do donate a 10th of an acre parcel in Otter Rock Trails. The town already owns numerous parcels in Otter Rock Trails. This property abuts other open space and in fact, Carriage Drive leads you right down to that area. I also spoke to the tax collector's office to see if they can send the Marshal out after the other tax delinquent owners and they are in the process of doing that. I asked the First Selectman if we can send out a letter to the remaining property owners to see if they would consider donating their properties. There are many old structures on some of the remaining properties and we really don't want people venturing near this hazard.

Chairman M. Herde replied: Yes, sounds good.

ADJOURNMENT:

MOTION to adjourn by Commissioner B. Richter and seconded by Commissioner T. Adamski to adjourn the meeting at 8:12 pm.
Voted **5-0**

Respectfully Submitted,



Denise Randall
Administrative OCCIWA Secretary

13 MAR 20 PM 4:45
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK