

November 12<sup>th</sup>, 2013



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, November 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, November 12<sup>th</sup>, 2013.

**Meeting was called to order at 7:37 P.M. by Chairman Michael Herde**

**ATTENDANCE ROLL CALL:** Chairman Michael Herde

**COMMISSIONERS PRESENT:** Tom Adamski, Bill Richter, Sue Purcella Gibbons, Ethan Stewart  
Also present: Denise Randall Administrative Secretary.

**ABSENT:**

I.W.E. Officer A. Ferrillo Jr.

**AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)**

None

**AMENDEMENTS TO AGENDA:**

None

**NEW BUSINESS:**

- 1) Oxford Housing Authority (IW 13-118) 8 units: Mr. Donald Smith Jr. (P.E. Engineer, Office in Seymour, Ct.) stated: I'm here representing Oxford Housing Authority and I submitted a plan last week to I.W.E. Officer A. Ferrillo and there was a question of whether or not to act

on it administratively or whether we would have to be in front of the Commission and showed the current plan.

Chairman M. Herde stated: I wanted also to let the Commission know that I did speak with Andy on this last week and everything is a pretty significant distance from the wetland.

Mr. Donald Smith stated: Showed his map and pointed to areas. The southern entrance (main entrance to Oxford Senior Center) and the northern entrance on Stakum Circle which has 5 existing buildings and we are looking to add at corner of the existing Stakum Circle. The construction will be the same design as 3 out of the 5 buildings. There are no wetlands here on the site.

Chairman M. Herde asked about the drainage systems.

Mr. Smith replied: We have not gotten to that yet. We were just authorized to go ahead about a week ago and we hope to have the drainage system information by December. The plan you see before you is based on record drawings from the original design and as-built. As soon as we get the drainage calculations, we will get them to you.

Chairman M. Herde asked if anyone wanted to make a motion to refer this back to the Enforcement Officer.

**MOTION** made by Commissioner T. Adamski to refer Oxford Housing Authority (IW 13-118) back to the Enforcement Officer. **Seconded** by Commissioner B. Richter. All in favor 5-0

**(IW 13-103) 556 Oxford Road, Oxford, CT.** (Veterinary Hospital) Fred D'Amico (P.E. & owner of D'Amico Associates) stated: I received the drainage calculations that show 28 galleys. Nafis doesn't allow you to count for filtration and that is the change. Here are the revise drawings.

Chairman M. Herde asked if everyone was ok with this and if anyone had any comments.

**MOTION** made by Commissioner B. Richter to approve (IW 13-103) 556 Oxford Road, Oxford, CT. **Seconded** by Commissioner T. Adamksi. All in favor 5-0.

Mr. D'Amico stated that 130 Park Rd (Mr. Percocchini) who has just bought the property but they want to repair the wall leading to Swan Lake. Mr. D'Amico showed the Commission the A-2 survey map showing how the repair would be done. There are 2 existing walls, one that is close to the water and another one about 10 feet back. He plans to replace a portion of the front wall and then cut back to the other wall where it will be one wall.

Chairman M. Herde stated and asked: We will need an approved as-built on the final wall to make sure it is in the right spot. What kind of wall is being built?

Mr. D'Amico replied: He is going to do a concrete block wall with the stamp on the outside.

Chairman M. Herde asked what kind of wall is it now.

Mr. D'Amico replied: Its cinder concrete block.

Chairman M. Herde asked if anyone had any objections here. Do we have an application on this?

Mr. D'Amico stated: We don't yet. I did speak with the Enforcement Officer on this but he was not sure if the Commission would just refer back to him and I don't yet know the fee. Mr. D'Amico gave the map to the Secretary.

Chairman M. Herde stated: I think we should just refer this back to Andy and have it handled administratively.

**MOTION** made by Commissioner T. Adamski refer 130 Park Road back to the Enforcement Officer for administrative handling. Seconded by Commissioner B. Richter. All in Favor 5-0

Chairman M. Herde asked the Commission about their opinion on walking the **10 Park Rd** property.

Commissioner T. Adamski stated: I think the soil is going to go, let's get it out before it goes.

Commissioner S. Purcella Gibbons stated: Maybe do some wetland plantings to stabilize it.

Commissioner T. Adamski asked: How far would you have to back?

Mr. D'Amico replied: It's hard to say. He probably filled about 1 to 1.5 feet and then slopes down to zero. He didn't actually make the brook smaller but he did fill in a flood plain.

Chairman M. Herde stated that we should work on a cease and restore order.

## **OLD BUSINESS:**

### **1.) (IW 13-47) Garden Homes, Hurley Road.**

First Public hearing was held on September 9, 2013 at Oxford Town Hall and now the continuation of the public hearing to be continued on November 26, 2013 at 6:30 pm in room B.

- 2.) **(IW 13-93) Cocchiola Paving** - Riverview Subdivision Public Hearing set for November 12, 2013 at 6:30 in Main Meeting room at Oxford Town Hall

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

None

**OTHER BUSINESS:**

Mr. Ligi (501 Roosevelt Dr) was present and explained that he did everything he was asked to do.

Chairman M. Herde stated: We are still waiting for an approval from the Town Engineer at this point and as soon as we get the approval, we will contact you.

Mr. Ligi asked: We have a meeting next Tuesday night with Zoning; do you think it will be back before then?

Chairman M. Herde replied: I would assume so.

Mr. Ligi asked: Do I have to come back to another meeting?

Chairman M. Herde replied: By then you will find out and the Town Engineer will find out about this. I will touch base with the Wetlands Officer and let you know what is going on. I will make sure someone gets back to you.

Mr. Ligi thanked the Commission and left the room.

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

**MOTION** made by **Commissioner T. Adamski** to approve the regular meeting minutes for October 22, 2013 with one correction on page 5 delete the "I" in statement Mr. Ligi made about being unhappy. **Seconded by Commissioner S. Purcella Gibbons. All in Favor 5-0**

**ENFORCEMENT OFFICER:**

**COMPLAINT/CONCERN:**

**APPLICATIONS NOT REQUIRING OCCIWA APPROVAL:**

|           |                  |   |                                       |
|-----------|------------------|---|---------------------------------------|
| 4/20/2013 | Jacki Halpern    | 56 Jackson Cove Rd.                     | Interior alteration - no ext of foot. |
| 4/29/2013 | Edwards Realty   | 16 Edwards Drive                        | Cottage Biz                           |
| 5/6/2013  | Richard Hoeppner | 9 Owl Ridge Rd.<br>505 Traditions Court | CO for enclosed sunroom               |
| 5/7/2013  | Chris Kelly      |   | Bathroom remodel                      |
| 5/13/2013 | Larry Sims       | 621 Championship Dr.                    | partial finish bsmt for closet        |
| 5/14/2013 | Pheonix Propane  | 268 Oxford Road                         | CO for Office                         |
| 5/20/2013 | Gary Hylinski    | 71 Oxford Road                          | Remodel for Velvet Hair Salon         |
| 5/21/2013 | David Giovanetti | 549 Putting Green In                    | Bathroom in bsmt.                     |
| 6/5/2013  | Ed Cirella       | 575 inverness ct                        | Bsmt. Remodel                         |

**MATTERS OF VIOLATIONS/LITIGATIONS:**

1. Michael Ligi -501 Roosevelt ( Town Engineers 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. Mr. Ligi is currently filing reports with all departments under court order. Matter is being reviewed by the State's Attorney.
2. 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. Mr. D'Amico brought in the revised map on 8/13/13 and within the next few weeks the Commission will be walking the property with the new revised map.
3. Notice of Violation Cease & Desist ---Mr. Frank H. & Robert Samuelson (Under the Rock Park) on Roosevelt Drive
4. Notice of Cease & Restore -- ( 88 Perkins Rd) Debris and garbage on property.

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

November 12<sup>th</sup>, 2013

**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 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:**

**ADJOURNMENT:**

**MOTION** made by **Commissioner B. Richter** to adjourn at 9 p.m.  
**Seconded** by **Commissioner T. Adamski**. **All in Favor 5-0.**

Respectfully Submitted,



Denise Randall  
Administrative OCCIWA Secretary

13 NOV 22 PM 12:18  
TOWN OF OXFORD, CT  
*Theresa A. West*  
TOWN CLERK