



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, August 23, 2016

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, August 23, 2016.

Meeting was called to order at 7:31 P.M. by Acting Chairman Sue Purcella Gibbons

ATTENDANCE ROLL CALL:

COMMISSIONERS PRESENT: William Richter, Ethan Stewart, Joe Lanier

STAFF: Also present: Denise Randall Administrative Secretary, I/W Enforcement Officer Andy Ferrillo Jr.

ABSENT: Chairman Michael Herde

AUDIENCE OF CITIZENS (NOT FOR PENDING APPLICATIONS)

AMENDMENT TO AGENDA:

MOTION made by **Commissioner B. Richter** and **seconded by Commissioner E. Stewart** to accept the 2 amendments to the agenda to include the following:

NEW APPLICATIONS REQUIRING OCCIWA (ACCEPTANCE) (IW 16-101) Town of Oxford /Brian Nesteriak, Proposed Library on Great Oak Road, map 21, Block 61, lot 3BA. Total acres is 139.13 acres. 7 plus acres of wetlands, 0 wetlands impact.

(IW 16-107) TPA Design Group, Riggs Street, proposed 197 units of assisted living with 15.63 total acres. Map 32-33, Block 10-11, lot 2 1. (.17 acres of wetlands, 30 sq. ft plus of wetland impact) (Upland review area 60,253 sf). All in favor **4-0**.

NEW BUSINESS:

1. **(IW 16-52)** Oxford Towne Center, LLC (Quarry Walk- retail store & donation center) 304,308, 312-320 Oxford Road, 4.1 acres Residential Access Road for Quarry walk and portion to be included into Quarry Walk, 600 sq ft of wetlands impact, 58,675 of upland review area impact (Map 34, Block 9, Lot 26)

Application has been withdrawn on 7/27/16 by Haynes Development.

2. **(IW 16-75)** BMC Property Rentals, LLC, 365 Christian Street, **map 17, Block 34, Lot 1C**, proposed activity –Contractors Yard (5.54 acres) wetland impact 1,250 sq. ft.

I.W.E. Officer A. Ferrillo stated: We are waiting for a final letter from Jim Galligan (Town Engineer)

Mr. & Mrs. Wargo (Applicants) stated: We received our response letter from your engineer and our engineers response is in front of you. It includes a revise set of plans along with a document that address all of the concerns. There is modifications to the grading vary minimal import, there is a balance to the site now and added additional sedimentations. That was pretty much the bulk of it.

Commissioner J. Lanier stated: When I walked the site the property lines are not well defined. Where the proposed driveway is going, that is a very tight spot between the wetland flagging and the property lines. It looks like the other property is over that.

Mrs. Wargo stated: Yes. We are hugging it but we had a little over 20 feet. (Pointing to the map)

Commissioner J. Lanier asked: The hill top section of the area and then where the rear section of gravel storage, how much material is going to be brought in or is it being leveled off?

Mr. Wargo replied: It probably will be a little bit, but we think its pretty level now.

Commissioner J. Lanier questioned the contour lines between the older and newer maps.

A discussion on the amount of material ensued.

Commissioner J. Lanier stated: When I was out there I also couldn't find the outlet pipe.

I.W.E. Officer A. Ferrillo stated: Yes, we need to know where it is and if it is functioning.

Mrs. Wargo stated: We don't own the parcels yet but the owner is getting a little antsy on wanting to close on these properties. We were hoping to have a permit by September 6th if possible.

I.W.E. Officer A. Ferrillo stated: As soon as we have a final letter from the town engineer, we will let you know.

Commissioner S. Purcella Gibbons stated: Why don't get in touch with the engineer and maybe do a special meeting before the Planning & Zoning meeting.

Commissioner B. Richter stated: I think the town engineer wanted more backup silt fence and hay bales with stakes around the storage area.

Mrs. Wargo stated: I will have this revised on the plans with the E & S plan. Once it is on the plan, I will have the new plan sent to you.

Mr. & Mrs. Wargo thanked the Commission and exited the meeting.

3. **(TW 16-99)** Corbo Associates, 33 Fiddlehead Road, **map 48, Block 22, Lot 19**, Swimming pool, Dock, walkway. 4000 sq. ft of upland review area impact.

Mr. Ralph Corbo (Corbo Associates) and Mr. Ron Wolf (Civil Engineering) are both here to do a presentation for the Commission.

Mr. Ralph Corbo stated: The pool was already on the original zoning application we are just showing it again and what we are looking for is a deck and here are photos to show the walkway down to a patio. This was essentially the same thing done on lot 18, (next door) We have submitted all of this to First Light and we have authorization from them. We have a complete plan along with how this is going to be constructed as well as a complete landscaping plan.

Commissioner J. Lanier stated: I think after looking at the site and seeing the proposed layout, one of the things that came up, and I know you received the lot as is from Mr. DaSilva and the hillside is kind of denuded of trees and so if we can have a pathway that reduces or doesn't take anymore of the existing trees because if you look at it right now, there is almost nothing there.

Mr. Ralph Corbo replied: At this point, we would in our proposal to continue with the Commission's advice and approval would be to manipulate that walkway so that we avoid those trees. Right now we want to have fewer steps. What we proposing is use this permeable landscape paver which would allow us to create walkway out of this and then fill it with a crust stone which would allow the water to pass thru and minimize the erosion and have less hard construction. We are ok with this and if we have to go 20 feet more and maybe twist and turn or have a platform to move around the tree, which I think aesthetically it would be nice.

I.W.E. Officer A. Ferrillo asked: No concrete will be used?

Mr. Ralph Corbo replied: There might be a little concrete periodically to be able to support the steps. It has to work so that it's done one time and it doesn't erode thru time.

Commissioner J. Lanier asked if there was information on the submitted plans to show a side profile to show how far into the hill that you're digging into?

Mr. Ron Wolf replied: We will do cross sections and let me show you pictures.

Mr. Wolf then passed out plans to show the commission.

Mr. Wolf stated: There is a cross section thru the steps going down to the landing and then onto the dock.

Mr. Wolf then explained the elevations, measurements, the wall, sitting area and erosion controls with the photos to the commission.

Mr. Corbo explained: We have a little bit a design flexibility to achieve the goal of not cutting. We can make adjustments around the trees. My goal is to meet the commission's requirements.

I.W.E. Officer A. Ferrillo asked about encountering large roots.

Mr. Corbo replied: We understand if we encounter a big root, it would kill the tree. I am a hands on guy on each project and it's our name we have to protect.

I.W.E. Officer A. Ferrillo asked about additional plantings.

Mr. Corbo replied: I have a landscaping architect with a plan design and we certainly plan on following that. I also brought an actual half a piece of paver to show what we will be using.

The Commission passed this paver around.

Commissioner E. Stewart asked: Did First Light give you the time of year the project can be done?

Mr. Corbo replied: October is usually the draw down.

I.W.E. Officer A. Ferrillo stated: We are awaiting the review letter from our town engineer.

Commissioner E. Stewart asked about erosion controls.

The erosion controls were explained by Mr. Corbo and Mr. Wolf.

Commissioner S. Purcella Gibbons stated: We would like to wait until we hear back from the town engineer. Our next meeting is September 13, 2016. If everyone didn't get the chance to see the property, Andy can take a commission member there during the week.

Mr. Corbo thanked the commission and exited the meeting.

OLD BUSINESS:

1. **(IW 14-54)** Oxford Towne Center, LLC, 274-300 Oxford Road, (map 34, Block 9, Lot, EV6, 31B, 31A, 25, Mixed use development (approved at Special Meeting on Aug 19, 2014)
2. **(IW 13-93)** Cocchiola (Riverview Subdivision) Bond reduction/removal.

The Administrative Secretary informed the Commission that Soil Scientist Tom Pietras soil report has been received.

1. **(IW 16-52)** Oxford Towne Center, LLC (Quarry Walk- retail store & donation center) 304,308, 312-320 Oxford Road, 4.1 acres Residential Access Road for Quarry walk and portion to be included into Quarry Walk, 600 sq ft of wetlands impact, 58,675 of upland review area impact (Map 34, Block 9, Lot 26)

The applicant has withdrawn their application until further notice as of 7/27/16.

EXECUTIVE SESSION:

NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE)

MOTION made by **Commissioner J. Lanier** and **seconded by Commissioner B. Richter** to accept the following 2 Applications:

1. **(IW 16-101)** Town of Oxford /Brian Nesteriak, Proposed Library on Great Oak Road, map 21, Block 61, lot 3BA. Total acres is 139.13 acres. 7 plus acres of wetlands, 0 wetlands impact.
2. **(IW 16-107)** TPA Design Group, Riggs Street, proposed 197 units of assisted living with 15.63 total acres. Map 32-33, Block 10-11, lot 2 1. (.17 acres of wetlands, 30 sq. ft plus of wetland impact) (Upland review area 60,253 sf) All in favor **4-0**.

CORRESPONDENCE:

OTHER BUSINESS:

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

ENFORCEMENT OFFICER:

1. 69 Hunters Mountain Road, discussion on driveway built without a permit leading into State of Connecticut property. Driveway is right next to vernal pool. Property owner does not have permission from the State of Connecticut.

The State Forester will be taking care of this.

2. Cease & Desist **(IW-14-79)** Tetlak Park, Bowers Hill Road (Athletic Field), Map 14, Block 55, Lot 122

Enf. Officer have been out to check on silt fences and for now it looks fine and will be continually monitored.

6. (IW 14-112) 300 Oxford Rd., Oxford, CT (Oxford Town Center water & gas line along Rte 67– (Map 34, Block 9, Lot 26)

The Commission wanted to make sure that the rain inspection reports received by the Manager Jill Soderholm are being signed off by the engineer. These reports should also be coming every time it rains.

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:

Jan-16

| | | | |
|-----------|-------------------|-----------------------------------|----------------------------|
| 1/5/2016 | George Dina | 124 Jacks Hill Road | App for Detached Garage |
| 1/13/2016 | Corbo Associates | 40 Jem Woods Road | C.O. for Residence |
| 1/13/2016 | Heritage Builders | 6 Butternut Ridge 39 Jem Woods | C.O. for Residence |
| 1/14/2016 | Corbo Associates | Road | C.O. for Residence |
| 1/16/2016 | Veluce Eng. LLC | 1 Jacks Hill Road | Internal Build-out |
| 1/20/2016 | Helen Bulik | 134 Oneill Road | C.O. for Addition |
| 1/22/2016 | Stephen Savarese | Woodruff Hill Road | Copies |
| 1/25/2016 | Nil Guillet | 207 Riggs Street | App for Residence |
| 1/25/2016 | Bade, LLC | 523 Chestnut Tree | Acc for removal beaver dam |
| 1/25/2016 | Eugene Gosk | 523 Chestnut Tree | Acc for removal beaver dam |

Regular Meeting Min.
August 23, 2016

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|-----------|--------------------|-------------------|----------------------------|
| 1/25/2016 | Jay Silberkleit | 22 Middlefield Rd | App for Residential House |
| 1/26/2016 | Brent Thompson | 98 Good Hill Road | C.O. for Residence |
| 1/26/2016 | Justin Harding | 54 Dorman Road | C.O. Barn |
| 1/29/2016 | Vase,LLC Greenleaf | 119 Hawley Road | Sign off for Tenant Fit-up |

Feb-16

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|-----------|-------------------------|-------------------------|---------------------------------------|
| 2/1/2016 | Cragan | 88 Moose Hill Road | Sign off for Bathroom remodel |
| 2/1/2016 | Susan Tereskiewicz | 36 Cherokee Drive | Sign off for Interior alterations |
| 2/4/2016 | Glendale at Oxford | 4 Rowland Farm Rd | App for new Residence |
| 2/4/2016 | Glendale at Oxford | 6 Rowland Farm Rd | App for new Residence |
| 2/4/2016 | Patrio Builders, LLC | 343 Niblick Lane | Sign Off for Modification to 3-season |
| 2/9/2016 | Sandra Halbert | 30 Scott Road | C.O. for Addition |
| 2/16/2016 | Mehaylo Construction | 217 Riggs Street | Sign off for Interior alterations |
| 2/16/2016 | Penelope Wagner | 5 Pine Street | App for A/G pool |
| 2/16/2016 | Penelope Wagner | 5 Pine Street | C.O. for A/G pool |
| 2/17/2016 | Ben Neidhart | 7 Fox Hollow | Deck Extension |
| 2/19/2016 | Anne F. Campbell Haynes | Hurley Rd -Garden Homes | Copies |
| 2/22/2016 | Development | 1007 White Birch Lane | C.O. Residence |
| 2/23/2016 | Mark Oczkowski | Lot 10 Woodruff Hill Rd | App for site plan modification |
| 2/24/2016 | Corbo Associates | 36 Jem Woods | C.O. Residence |
| 2/24/2016 | Pulte Homes | 693 Championship Dr. | C.O. Residence |
| 2/24/2016 | Pulte Homes | 695 Championship Dr. | C.O. Residence |

Mar-16

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|-----------|-------------------------------|------------------------|---------------------------------|
| 3/2/2016 | Gary Scaife | 28 Highland Road | C.O. Shed |
| 3/2/2016 | Chris Hofmann | 224 Punkup Road | App for addition to deck |
| 3/2/2016 | Pat Catale | 7 Pine Street | App for expansion to deck |
| 3/9/2016 | David DeMezzo | 13 Cedar Lane | App for Addition to deck |
| 3/10/2016 | Oxford Town Center | 300 Oxford Road | App for Rock Wall |
| 3/15/2016 | Jeffrey Dilulio | 133 Hawley Road | C.O. Addition |
| 3/15/2016 | Jeffrey Dilulio Kevin & Daria | 133 Hawley Road | C.O. Addition |
| 3/16/2016 | Gerety | 197 Quaker Farms Rd | App for 8' X 12' Shed |
| 3/21/2016 | John Biondo | 61 Quaker Farms Rd | 4 Dugouts at Oxford High School |
| 3/21/2016 | Green Earth Energy | 2 Fox Hollow Rd | Solar Array Ground Mount |
| 3/21/2016 | Charley Robinson | 5 Buckskin Lane | App for Porch |
| 3/22/2016 | Mountain Rd Estates | 802 Sage Hill Road | C.O. for Residence |
| 3/28/2016 | Thomas Koscal | 10 Silva Terrace | C.O. for Deck |
| 3/28/2016 | John Pavlo | 4 Coventry Lane | App for 10X20' Deck |
| 3/28/2016 | Chris Oczkowski | 581 Chestnut Tree Hill | App for A/G pool |
| 3/29/2016 | GoodWill Retail | Quarry Walk | Permit for Retail Store |

Store

16-Apr

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|-----------|-------------------------|-----------------------|--|
| 4/1/2016 | Daniel Nemeth | 86 Chestnut Tree Hill | Interior Alteration of Existing Garage w above |
| 4/5/2016 | Jennifer Artman | 7 Jem Woods Rd | App for A/G Pool |
| 4/6/2016 | Bart Vanark | 16 Mount View Ct | App for Deck & Gazebo |
| 4/6/2016 | Lisa Rafferty | 53 Pope Road | App for Deck |
| 4/7/2016 | Oxford Towne Ctr. | 144 Main Street | App for Foundation |
| 4/7/2016 | Oxford Towne Ctr. | 144 Main Street | App for Foundation |
| 4/7/2016 | Oxford Towne Ctr. | 144 Main Street | App for Foundation |
| 4/7/2016 | Oxford Towne Ctr. | 144 Main Street | App for Foundation |
| 4/7/2016 | Oxford Towne Ctr. | 144 Main Street | App for Foundation |
| 4/12/2016 | Oxford Greens Joseph | Championship Drive | Permit for Phase 4 East |
| 4/13/2016 | Rosbrough | 122 Park Road | App for Deck Ext |
| 4/13/2016 | Elizabeth Duncan | 106 Great Hill Road | Permit for Pond Clean out & plantings |
| 4/15/2016 | Ricardo DaSilva | 65 Thornson Road | C.O. for Interior & exterior of home |

16-May

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| 5/2/2016 | Gwen Goumas | 15 Autumn Ridge Road | Replace existing Deck- no ext |
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MATTERS OF VIOLATIONS/LITIGATIONS:

1. Notice of Cease & Restore -**10 Park Road violation** (Ms. Tkacz) (Pending Litigation) 7/26/16
Attorney Micci notified the department that we will be going to trial sometime in September.

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

OTHER ITEMS OF CONCERN:

**I.W. COMMENTS FROM THE CHAIRMAN & OTHER COMMISSION MEMBERS
OTHER:**

- 5) **Oxford Oak, LLC 360 Oxford Road** (Lot 39) (Stabilization of site).
- 6) Open Space Inventory Map. Completed by New England Geosystems
- 7) Town of Oxford Catch Basins (Silt Removal).
- 8) Storm Drain Marker Program (Phase II).

MATTERS OF CONSERVATION:

ADJOURNMENT:

MOTION made by **Commissioner B. Richter** to adjourn at 9:09 p.m.
Seconded by **Commissioner S. Purcella Gibbons**. All in Favor **5-0**.

Respectfully Submitted,



Denise Randall
Administrative OCCIWA Secretary

16 SEP -9 PM 3:28
TOWN OF OXFORD, CT
S. Purcella Gibbons
TOWN CLERK