



**TOWN OF OXFORD**  
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 AGENDA**

**MONDAY, JANUARY 23, 2006**

The following is the agenda for the Oxford Conservation Commission/ Inland Wetlands Agency **Regular Meeting** to be held in the David T. Schreiber Memorial Meeting Room B of the S.B. Church Memorial Town Hall on Monday, January 23, 2006 at 7:30 PM.

**CALL TO ORDER/ROLL CALL**

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

**AMENDMENTS TO AGENDA (IF ANY)**

**OLD BUSINESS**

- 1) **IW-05-255 Town of Oxford, 20 Governors Hill Road** (Lot 1-1) (Senior Center) (22,500 sf of URA impact). **Exp. 2/26/06.**
- 2) **IW-05-261 C & M Homes, Inc., 97 Moose Hill Road** (Lot 14) (7-Lot Subdivision) (7,840 s/f of URA impact). **Exp. 2/24/06.**
- 3) **IW-05-310 Frank Rinaldi, 7 Tilquist Road** (Lots 15 & 19) (2-Lot Subdivision). **Exp. 2/2/06.**
- 4) **IW-05-319 (Ref # IW-03-321) Central Park, LLC 94 Christian Street** (Lot 2) (Elderly Housing) (8 Additional Units). **Exp. 2/2/06.**

**NEW BUSINESS**

**NEW APPLICATIONS REQUIRING OCCIWA APPROVAL (ACCEPTANCE) (IF ANY):** (2 Applications)

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

- 1) January 9, 2006 Regular Meeting Minutes.

**ENFORCEMENT OFFICER REPORT**

**APPLICATIONS NOT REQUIRING OCCIWA APPROVAL**

**MATTERS OF VIOLATIONS:**

- 1) IW-03-226 Robert Magi 11 Hemlock Trail (Violation-activity in a regulated area).
- 2) Andrew Coy 288 Quaker Farms Road Notice of Violation/Cease & Desist Order dated 5/25/05.
- 3) IW-05-C/V-007 Warren & Linda Richardson 483 Roosevelt Drive Notice of Violation/Cease & Desist Order.

**MATTERS OF LITIGATION:**

- 1) Citation/Appeal for application **IW-04-195 Mucci Construction, LLC 585 Oxford Road** (Gas Station, Quick Lube, Car Wash, and Convenience Store).

**PUBLIC HEARINGS**

**REPORTS ON SEMINARS, INSPECTIONS, OTHER MEETINGS ATTENDED**

**CORRESPONDENCE, NEWSPAPER ITEMS, & P & Z MINUTES:**

- 1) Northeast Utilities System letter dated 1/5/06.

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

**OTHER:**

- 1) Inland Wetlands Regulations & Open Space Inventory Map.
- 2) Nil J. Guillet dba Forest Construction (Lot 5 aka "other land of") (Letter dated 12/8/05 from Land-Tech Consultants, Inc.)
- 3) **IW-04-270 Richard Ragozzine 1 Oxford Road** (Mobil Gas Station) (Remodel Gas Station).

**ADJOURNMENT**

Respectfully Submitted,

Anna M. Silva  
OCCIWA Secretary

1/23/06 Regular Meeting Agenda



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## **AMMENDMENTS TO THE REGULAR MEETING AGENDA**

**MONDAY, JANUARY 23, 2006**