



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission

PUBLIC HEARING MINUTES

Tuesday, January 7, 2014

7:00 PM

Main Meeting Room
Oxford Town Hall

CALL TO ORDER

Chairman Carver called the Public Hearing to order at 7:00 PM.

ROLL CALL

Present: Harold Cosgrove, Arnie Jensen, Wayne Watt, Pat Cocchiarella and Todd Romagna.

Also Present: Anna Rycenga, ZEO, Administrative Secretary, Jessica Pennell and Town Planner, Brian Miller.

Not Present: Jeff Luff.

Chairman Carver appointed Commissioner Cocchiarella as Secretary in Commission Secretary Luff's absence.

PUBLIC HEARING

Z-13-162 [RESA] – Address: 10 Walter Lane; Owner: Steve Graham; Applicant: Fred D'Amico (Proposed Barn exceeding 1,000 square feet) (Special Exception, Article 5, Section 2.6)

PUBLIC HEARING PROCEDURES

Chairman Carver outlined the Public Hearing Procedures.

Chairman Carver called for any of conflicts of interest from the commission or the applicant.

There were no conflicts of interest.

Commissioner Cocchiarella read the Call of the Meeting.

The applicant presented the green cards return/receipts to the Commission for the file as well as a picture taken of the sign that was posted on the site announcing the Public Hearing.

CORRESPONDENCE

Commissioner Cocchiarella read a memorandum dated 1/7/2014 from Town Planner, Brian Miller.

APPLICANT PRESENTATION

Steve Graham, applicant was in attendance to present his application.

Commissioner Cosgrove questioned what the building would look like.

Anna Rycenga, ZEO handed out the architectural rendering of the building to Commission members.

Commissioners and Brian Miller discussed comments made by Brian Miller regarding the coverage of the total lot area. It was stated that the total building area of all accessory buildings shall cover no more than 2% of the total lot area and the proposed barn would encompass 0.4% of the total lot area. There was also a brief discussion regarding the small shed currently on the property. Commissioners, Town Planner, Brian Miller and Anna Rycenga, ZEO noted that it still did not go over the maximum 2%.

QUESTIONS/COMMENTS FROM THE COMMISSION

Anna Rycenga, ZEO questioned Mr. Graham about his submission, stating that he paid with a business check. She questioned if the barn would in any way be connected to his business.

Steve Graham stated that it would not be used for business.

Commissioner Cosgrove questioned if Anna Rycenga, ZEO had visited the site.

Anna Rycenga, ZEO stated that she is familiar with the property.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

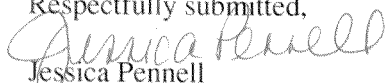
CONTINUE/CLOSE


MOTION BY Commissioner Cosgrove to *CLOSE* the Public Hearing on **Z-13-162.**

Second by Commissioner Cocchiarella.

All Ayes.

Respectfully submitted,


Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

RECEIVED 1/14 2014
AT 12:41 pm

Asst TOWN CLERK