



Minutes approved by
Commission
on_____.

Planning and Zoning Commission

Planning & Zoning Commission **Special Meeting/ Public Hearing Minutes**

Tuesday, May 21, 2013

7:00 PM

Main Meeting Room

S.B. Church Memorial Town Hall

CALL TO ORDER

Chairman Bill Johnson called the Special Meeting/Public Hearing of May 21, 2013 to order at 7:04 PM.

Chairman Bill Johnson explained that this is a Public Hearing regarding the following application:

Z-13-042 – Lot 6 Butternut Ridge Road (# 11), David & Kellie Steeves (Special Permit request for height of home exceeding 35') (Article 5, Section 7 – Height)

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Alternate Joe Dempsey, Alternate Joe Rasberry, Harold Cosgrove, Alternate Edna Cruz, Wayne Watt, Chairman Bill Johnson Secretary Pat Cocchiarella and Tanya Carver.

Also Present: Jessica Pennell, Administrative Secretary, Jeff Holzman, ZEO, Town Planner, Brian Miller and Town Attorney, Kevin Condon.

Not Present: Alan Goldstone and Vice Chairman Bonnie Bartosiak.

Secretary Pat Cocchiarella read the Legal Notice.

Secretary Pat Cocchiarella read the Public Hearing Procedures.

CORRESPONDENCE

Secretary Pat Cocchiarella asked if there was any correspondence regarding the application.

Jessica Pennell stated that there was no written correspondence received regarding this application. It was not sent out to any experts for review because of the nature of the application.

PRESENTATION BY APPLICANT

David Steeves, 413 Oxford Road explained to the commission that his home was custom designed and that the reason he was asking for the special permit was because the height is over 35', it is approximately 39', and he has come before the commission to request that he be granted the special permit to build his home according to his architectural plans.

COMMENTS & QUESTIONS FROM THE COMMISSION

Commission members reviewed the plan that was submitted to staff.

COMMENTS & QUESTIONS FROM THE PUBLIC

Scott Wozena, 14 Butternut Ridge Road, spoke and read a statement in opposition of this special permit being granted. He claimed that what was being done was "non-conforming" to the regulations.

COMMENTS FROM THE COMMISSION

The commission had no other questions or comments.

Jeff Holzman, ZEO commented on a statement from Mr. Wozena. He explained that up to 35' is permitted administratively without any special permits. If someone requests going above 35', it is permitted by special permit, and must be approved by the commission. He also read the definition of height as described in the regulations as well as Article 5, Section 7 – Height. He wanted to make sure that it was clear that what Mr. Steeves was doing was not "non-conforming", but permitted by special permit.

OTHER

CONTINUE/CLOSE

MOTION BY Secretary Pat Cocchiarella to **CLOSE** the Public Hearing on this application.

Second by Secretary Pat Cocchiarella. All Ayes.

ADJOURNMENT


MOTION BY Chairman Bill Johnson to adjourn the Special Meeting at 7:25 PM.

Second by Tanya Carver. All Ayes.

Respectfully submitted,


Jessica Pennell

Administrative Secretary
Planning & Zoning Commission

13 MAY 23 PM 1:52
TOWN OF OXFORD, CT

TOWN CLERK