



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://www.Oxford-CT.gov)

**Planning & Zoning Commission**

**PUBLIC HEARING MINUTES**

**Tuesday, October 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:** Ed Rowland, John Kerwin, Pete Zbras, Harold Cosgrove, Arnie Jensen, Jeff Luff, Tanya Carver and Pat Cocchiarella.

**Also Present:** Town Planner Brian Miller and Jessica Pennell, Administrative Secretary.

**PUBLIC HEARING:**

**Z-14-088 [RESA] – Owner & Applicant: Brian & Louise Knies: 29 Fiddlehead Road**  
(Special Exception for a detached Carriage House – Exceeds square footage)

**Chairman Carver** seated Alternate John Kerwin.

**Commission Secretary Cocchiarella** read the Legal Notice.

**Louise Knies, applicant,** submitted the certificates of mailing and a photo of the sign that was posted on the property.

**Chairman Carver** read the Public Hearing Procedures and called for any conflicts of interest from the Commission and the applicant.

There were no conflicts of interest.

**Chairman Carver** asked the applicant to explain her application.

**CORRESPONDENCE**

**APPLICANT PRESENTATION**

**Louise Knies** stated that they want to build a detached garage to store their boat. She stated that it needs to be 35 feet long to fit the boat and they made it as wide as it is so the roof wasn't too tall.

**Brian Miller, Town Planner** questioned the height of the barn.

**Louise Knies** stated that it is the same as the garage, 18 feet.

**Chairman Carver** questioned the purpose of the bathroom, the HVAC and the boathouse.

**Louise Knies** stated that the bathroom has been removed because they could not get approval for the septic.

**Brian Miller, Town Planner** asked if there would be any levels upstairs.

**Louise Knies** stated that there would be a floor upstairs.

**Chairman Carver** questioned if the HVAC was out as well.

**Louise Knies** commented that the HVAC would probably be out, but they are going to have it insulated.

**Commission Secretary Cocchiarella** questioned if the applicant understood that this cannot be used as an apartment or living space.

**Louise Knies** stated that it is understood.

**Alternate John Kerwin** questioned how big the boat is.

**Louise Knies** stated that it is 27' long and then it is on a trailer and it has a deck on the back.

**Alternate John Kerwin** questioned if the upstairs was just going to be an open floor?

**Louise Knies** stated that it will be used for storage.

**Alternate John Kerwin** questioned if there is a height listed on the drawings.

**Louise Knies** replied that it is 18' at the top of the windows.

**Chairman Carver** noted that the height of the building goes to the peak of the roof is it above the height restriction?

**Commission Secretary Cocchiarella** stated that the standard measurement is to the midpoint of the roofline.

**Chairman Carver** questioned the opening of the barn and if it would large enough to accommodate the boat.

**Louise Knies** stated that the boat will fit.

**Vice Chairman Luff** questioned the use of the basement.

**Louise Knies** stated that it would storage for lawn equipment.

**QUESTIONS/COMMENTS FROM THE COMMISSION**

**Commission Secretary Cocchiarella** stated that his only concern is if it would have been turned into living quarters, other than that, he has no issues and stated that the style is nice.

**Commissioner Cosgrove** mentioned the dimensions as 30' x 55'.

**Commission members** stated that it is 35', not 55'.

**Brian Miller, Town Planner** stated that it is 1,050 square feet which is why it is a special exception.

**Commissioner Cosgrove** stated that on the second floor it shows a bathroom and a sink.

**Chairman Carver** stated that the bathroom is going to be removed, she request that the applicant submit revised plans without the bathroom included.

**Alternate John Kerwin** asked the applicant if she acknowledges that the upper space will not be used for a home business.

**Louise Knies** acknowledged that she would not be using it for a home business.

**Alternate John Kerwin** questioned if it conforms to the other homes in the area and if it can be seen from the street.

**Brian Miller, Town Planner** stated that it can be seen from the street and the lake.

**Louise Knies** stated that it is on a private road.

**Brian Miller, Town Planner** stated that the design of the building is critical.

**Alternate John Kerwin** questioned if the design is positive.

**Brian Miller, Town Planner** stated that in this case, the design is positive.

**Louise Knies** stated that it is going to match the house; they are going to use the same siding.

**Commissioner Cosgrove** questioned if this has been reviewed by the Fire Marshal.

It was noted that it was not reviewed by the Fire Marshal.

**Brian Miller, Town Planner** stated that it will not be built unless the Fire Marshal signs off.

**Chairman Carver** stated that it is on the sign off sheet for the permit, so he will have to look at it, but it is not within the Planning & Zoning Commissions purview to say it needs that approval first.

**Commission Secretary Cocchiarella** read a memorandum dated October 3, 2014 from Brian Miller.

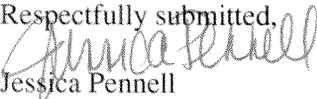
**QUESTIONS/COMMENTS FROM THE PUBLIC - None**

**CONTINUE/CLOSE**

**MOTION BY Commission Secretary Cocchiarella to CLOSE the Public Hearing.**

**Second by Vice Chairman Luff.**

**VOTE: All Ayes.**

Respectfully submitted,  
  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

14 OCT 14 PM 3:02  
TOWN OF MILFORD, CT  
  
TOWN CLERK