



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

Planning & Zoning Commission

RECESSED PUBLIC HEARING MINUTES

Tuesday, July 21, 2015

7:00 PM

Main Meeting Room

CALL TO ORDER

Chairman Carver opened the Public Hearing at 7:15 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Pete Zbras, Harold Cosgrove, Glen Persson, Arnie Jensen, Tanya Carver and Pat Cocchiarella.

Not Present: Todd Romagna, Jeff Luff, John Kerwin and Ed Rowland.

Staff Present: Jessica Pennell, Administrative Secretary, Steven S. Macary, ZEO and Brian J. Miller, Town Planner.

SEATING OF ALTERNATES

Chairman Carver seated Alternate **Pete Zbras**.

APPLICATION:

Z-15-042 – 10 Oxford Road – Applicant & Owner: Dave Steeves (S/E for a Garage & Office)

CORRESPONDENCE

Commission Secretary Cocchiarella read a Memorandum dated July 7, 2015 from Brian J. Miller; AICP; Town Planner.

APPLICANT PRESENTATION

David Steeves, 11 Butternut Ridge Road, and owner/applicant for **10 Oxford Road** was present to answer questions from the Commission and the public. He stated that he would like to either see the Commission change the zoning designation for the property or to have the Commission proceed with the application as it has been presented.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commission Secretary Cocchiarella questioned the number of apartments in the house.

David Steeves answered that there are two apartments.

Commission Secretary Cocchiarella questioned if the apartments would remain in use.

David Steeves commented that the apartments would remain.

Chairman Carver noted that the James H. Galligan, PZC Engineer has reviewed this as a site plan and had no comments, she questioned if he reviewed it as the Aquifer Protection Agent, as the site is in the Aquifer Protection Area.

Staff explained that the application has not been reviewed by James H. Galligan, PZC Engineer, as the Aquifer Protection Agent.

Chairman Carver noted that she would like the application reviewed by James H. Galligan, PZC Engineer as the Aquifer Protection Agent.

Commissioner Persson stated that there was a site plan submitted that depicted the 100-year flood zone.

Steven S. Macary, ZEO stated that a preliminary meeting was held with Mr. Steeves and Commission Secretary Cocchiarella regarding the use of the property.

Commission Secretary Cocchiarella stated that this application could be considered a home office.

Brian J. Miller, Town Planner questioned if the applicant was going to reside at 10 Oxford Road.

David Steeves stated that he would not be using it as his residence.

Brian J. Miller, Town Planner stated that the application does not necessarily fit the definition of a home office, although he has no issue with what is being proposed in the application.

Brian J. Miller, Town Planner stated than a zone change could be an option for the property.

Commissioner Cosgrove questioned the size of the proposed garage.

David Steeves answered that it is 30x30.

Commissioner Cosgrove questioned what would be stored in the garage.

David Steeves answered that he would store his tools, vehicles and equipment in the garage as well as have an office.

Commissioner Cosgrove stated that he is concerned with the back of the property to the left of the garage, he questioned if Mr. Steeves would be putting up a wall.

David Steeves stated that he is installing a rain garden, trees and a fence that will border the pond.

Commissioner Cosgrove noted concerns over runoff from the parking area.

David Steeves stated that the parking will not be paved; it will be a granulated surface, and therefore it will soak up the water.

Chairman Carver referred to a section of the regulations that was referred to by Brian J. Miller, Town Planner; Article 3, Section 3.1.3 which states the following:

Notwithstanding the provisions of Section 3.1.1, above, the Commission may permit, by Special Exception, a change or enlargement of a nonconforming use if it determines that the resulting use would be in greater conformance with the intent of these regulations.

QUESTIONS/COMMENTS FROM THE PUBLIC

Mr. John Saulenas, 77 Woodside Avenue stated that he lives directly across the pond. He noted that the applicant has cut down trees and now there is a lot more noise. He questioned if some type of buffer would be installed to block the noise. He also noted concerns about the pond being filled in by the applicant.

Chairman Carver stated that his concerns have been noted and they will discuss these items with the applicant.

Brian J. Miller, Town Planner stated that the site plan is lacking several details. He stated that he would like to see a complete site plan with driveways, points of access, existing curb cuts, sidewalks, landscaping and buffers.

Mr. Saulenas questioned if he would be seeing any vehicles and equipment from his property across the pond. He also asked if the equipment would be very noisy.

Chairman Carver stated that the applicant will answer Mr. Saulena's questions and that the Public Hearing will be kept open.

Chairman Carver questioned if Mr. Steeves would be working on his construction vehicles.

David Steeves stated that no maintenance of the vehicles would be done on site, the garage is only for the storage of the vehicles.

Chairman Carver questioned if he would be applying for a sign.

David Steeves stated that he would be putting a sign on the property.

Chairman Carver noted that he would need to submit a rendering of the proposed sign.

Commissioner Cosgrove questioned the exterior of the building.

David Steeves stated that it would be vinyl siding with all new windows.

CONTINUE/CLOSE

MOTION BY Commission Secretary Cocchiarella to RECESS this Public Hearing to August 4, 2015 at 7:00 P.M.

Second by Commissioner Cosgrove.


VOTE: All Ayes.

Respectfully submitted,


Jessica Pennell

Administrative Secretary

Planning & Zoning Commission

15 JUL 23 PM 4:50
TOWN OF OXFORD, CT

TOWN CLERK