



**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**

**SPECIAL MEETING/PUBLIC HEARING**

**MINUTES**

**Tuesday, January 6, 2015**

**7:00 PM**

**Main Meeting Room**

**CALL TO ORDER**

Chairman Carver opened the Public Hearing on the following application at 7:00 PM.

**Z-14-125 [RESA] – Owner: Joe Rodriguez Applicant: Renovations Unlimited, LLC – Loyd Clark – 6 Blueberry Lane (Map: 2 Block: 38 Lot: 2-7)** (Special Exception for a detached Garage/Workshop – 2,798 sq. ft. Article 5, Sections 5.2.5 & 5.2.5.6)

**ROLL CALL**

**Present:** Pete Zbras, Glen Persson, Arnold Jensen, Jeff Luff, Tanya Carver, Pat Cocchiarella and Todd Romagna.

**Not Present:** Harold Cosgrove, John Kerwin and Ed Rowland.

**Staff Present:** Steve Macary, ZEO, Jessica Pennell, Administrative Secretary and Brian Miller, Town Planner (arrived at 7:06 PM).

Chairman Carver seated Alternate Pete Zbras.

**CHAIRMAN OUTLINES PUBLIC HEARING PROCEDURES**

Chairman Carver outlined the Public Hearing Procedures and called for any conflicts of interest from the Commission and the applicant. There were no conflicts.

Commission Secretary Cocchiarella read the Call of the Meeting and the Legal Notice.

**CORRESPONDENCE**

Commission Secretary Cocchiarella read correspondence dated 10/14/2014 from the Pomperaug Department District of Health which approved the construction of the proposed garage as shown on a plan dated 9/24/2014.

**Commission Secretary Cocchiarella** read a Memorandum dated 11/28/2014 prepared by Brian J. Miller, AICP; Town Planning Consultant.

**APPLICANT PRESENTATION**

**Loyd Clark, Renovations Unlimited, LLC** was present as the applicant and agent for the owner. He explained that he has submitted colored architectural rendering and a revised map that shows that the previous calculation of the garage (2,798 sq. ft.) was incorrect; the revised map shows the garage at 2,000 sq. ft.

**Commission Members** questioned if the application has been approved by wetlands.

**Mr. Clark** stated that wetlands approval has been secured. He also explained that the proposed garage would be for a motor home and would also have a space upstairs for a workshop. He also stated that there are two ½ baths. He noted that one bathroom would be for any guests (contractor's, workers, etc.) and the other bathroom would be for his family. He also commented that the lighting that would be installed would be sconces that shine down, not any powerful lighting that would have any detrimental effects on any neighboring homes.

**QUESTIONS/COMMENTS FROM THE COMMISSION**

**Alternate Pete Zbras** questioned if there were two bathrooms or two ½ baths.

**Mr. Clark** reiterated that the garage/workshop would have two ½ baths.

**Commissioner Jensen** questioned if the height was part of the special exception.

**Mr. Clark** noted that the height of the building was 23', therefore it did not exceed the height restrictions in the current zoning regulations.

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

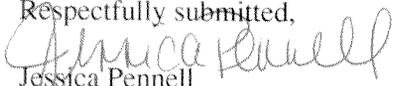
**CONTINUE/CLOSE**

**MOTION BY Commission Secretary Cocchiarella** to **CLOSE** the Public Hearing at 7:25 PM.

**Second by Vice Chairman Luff.**

**VOTE: All Ayes.**

Respectfully submitted,

  
Jessica Pennell  
Administrative Secretary  
Planning & Zoning Commission

15 JAN 22 AM 11:46  
TOWN CLERK  
