

**MINUTES**  
**Oxford Zoning Board of Appeals**  
**Special Meeting**  
**Monday February 13, 2017-7:00pm**  
**Oxford Town Hall**

**Call to Order:** 7:03 pm

**Roll Call:**

**Board Members Present:** Jeffery Holmes, Alan Goldstone, Paul Aiksnoras, Steven Macary

**Board Members Absent:** Larry Ellis, Ovid Haskins

**Others Present:** Atty D. Thomas, Steve Macary ZEO, Sandra Liovvi, & 5 citizens

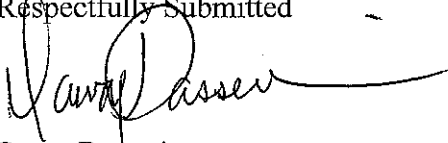
1. **Call to Order:** 7:03
2. **Election of Officer:** No quorum, continued to next meeting .
3. **Roll Call:** Jeffery Holmes, Alan Goldstone, Paul Aiksnoras, Steven Macary present. Larry Ellis & Ovid Haskins absent.
4. **Public Hearings –ZBA-2017-01 [RES-A]** Regarding cease & desist order of a hot tub and shed at 2 Toppenfjell Lane, property of Sandra & Chris Liovvi. Attorney Thomas, represented the Liovvi's, Atty Thomas discussed Ct state statute 8-13A, stating that there is no need for a permit or CO, if the structure is up for 3 years it is a pre-existing structure, in which case he wants the cease & desist order lifted. Photos from Google Earth were brought by Atty. Thomas but it was decided by the board that the photos were irrelevant because you cannot see the shed. Sandra Liovvi was brought forward to speak, she stated that her husband Christopher was in Kuwait in the Army Reserves so he couldn't be here. When asked if she received permit she said yes. She spoke with Ana Silva, the previous ZEO and was given a list of what to do for zoning purposes. Attorney Thomas stated again that it is immaterial that she choose the route of going thru zoning because of the Benson case 8-13A. Attorney Thomas questioned Mrs. Liovvi further asking "who built the shed" she replied "Mike", "is the shed on a slab" "yes a concrete slab" Mr. Thomas asked "were the pool & shed concrete poured at same time" to which she replied "no", when asked if building inspector came she said "yes Gordon came 3 times". Mr. Thomas asked "to this date is there a superior court action regarding these 2 structures"? Mrs. Liovvi stated "no". At this time, Michael Longo entered the room to speak he stated his name as Michael Longo, of 55 South Cherry St. Wallingford, Ct. He stated he is a family friend and did the work as a favor. He said he performed work in 2012, excavated pool, backfilled, framed pool house and was present for the 3 inspections. When asked how long was he working on site he said approximately 1 month. He doesn't have any receipts for lumber, he said it was all purchased "piece-meal" with cash, from numerous different places. When asked; if when he left the site was the pool constructed?" Mr Longo replied "yes". "Was the shed framed?" He again replied "yes, framed with windows and inspected". Mr. Longo stated

everything was completed in the summer of 2012. When asked if he had visited the site recently, and if pool & shed in same place he stated yes.

A neighbor, Alice Cupola of 240 Maple Tree Hill Rd., asked to speak to the board, she stated that she was very concerned with the setback, she stated that the shed and pump are too close to her property line and that the pool has no fence around it and she is concerned that someone may fall into the pool and drown. She would like someone at Town Hall to address this and make it right.

**5. Adjourn:** 8:06 and the meeting will continue on March 13, 2017

Respectfully Submitted



Dawn Passerine  
ZBA clerk

17 FEB 23 PM 2:58  
TOWN OF OXFORD, CT  
*Margaret A. Wood*  
TOWN CLERK