



TOWN OF OXFORD

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

Planning & Zoning Commission

SPECIAL MEETING MINUTES

Friday, December 6, 2013 at 3:05 PM
Selectman's Hearing Room, Oxford Town Hall

CALL TO ORDER:

Chairman Tanya Carver called the Special Meeting to order at 3:59 PM.

ROLL CALL:

Present: Chairman Tanya Carver, Secretary Jeff Luff, Pat Cocchiarella, Todd Romagna, and Arnie Jensen.

Also Present: Anna Rycenga, ZEO and Brian Miller, AICP Town Planner.

DISCUSSION/POSSIBLE ACTION ON THE FOLLOWING:

Chairman Tanya Carver stated for the record the Special Meeting is being held for application **Z-13-159 [RES-A] — Address: 100 Stakum Circle Owner & Applicant: Oxford Housing Authority** (Crestview Ridge Elderly Housing) (Request for Expansion - Site Plan) (Special Permit - Article 10, Section 9).

Secretary Jeff Luff read a draft Memorandum dated December 6, 2013 from Turner Miller Group that was prepared by Brian Miller, AICP Town Planner for the record.

MOTION by Secretary Jeff Luff to **APPROVE** application **Z-13-159 [RES-A] — Address: 100 Stakum Circle Owner & Applicant: Oxford Housing Authority** (Crestview Ridge Elderly Housing) (Request for Expansion - Site Plan) (Special Exception - Article 10, Section 9).

WHEREAS, The Oxford Planning & Zoning Commission has received the Application Z-13-159 from the Oxford Housing Authority, 100 Stakum Circle for a Special Exception to construct an eight unit multi-family building within the Crestview Ridge Development, 100 Stakum Circle;

WHEREAS, The public hearing for this application was legally noticed in conformance with Connecticut State Statutes and the Zoning Regulations of the Town of Oxford.

WHEREAS, The Oxford Planning & Zoning Commission has considered the testimony presented at the public hearing held on December 6, 2013, and with members of the public.

WHEREAS, information on the application was submitted, along with supporting information on file in the Planning & Zoning Office of the Town of Oxford, based upon the following information, and materials submitted within the public hearing:

- Letter dated November 13, 2013 from the First Selectman, Town of Oxford.
- Information required for Planning & Zoning regarding Affordability Plan for Crestview Ridge Expansion.
- Demolition Site Plan and Grading Utility Plan prepared for Oxford Housing Authority, by Donald W. Smith dated November 5, 2013.
- Details, prepared for Oxford Housing Authority, prepared by Donald W. Smith, dated November 5, 2013.
- Floor Plans prepared by Paul B. Bailey, Architect, 10 Audubon Street, New Haven, Connecticut dated November 13, 2013; Sheets A11 and A12;
- Exterior Renderings prepared by Paul B. Bailey, Architect, 10 Audubon Street, New Haven, Connecticut dated November 13, 2013; Sheets A21 and A22;

BE IT RESOLVED, that based upon the application and testimony, this application is approved for the following reasons:

1. The application is consistent with the affordable housing requirements of Article 10, Section 9 of the Oxford Zoning Regulations;
2. The application is in conformance with Section 8-30(g) of the Connecticut State Statutes concerning affordable housing.
3. The application is consistent with the Goals and Policies of the Oxford Plan of Conservation and Development.
4. The application is consistent with the comprehensive plan of the Town of Oxford.

SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. The Commission finds that the application is consistent with the findings required of all Special Exception applications, in conformance with Article 10, Section 3 of the Oxford Zoning Regulations.

Subject to the following conditions;

1. Compliance with Oxford Zoning Regulations in place as of this date.
2. Applicant and their assignees must comply with all representations made at Planning & Zoning Commission meetings or at public hearings regarding this application.
3. Per Article, Section 19.1 of the Zoning Regulations, the applicant shall be responsible for rendering payment for any outside experts the Commission assigns to review this application from the initial review through inspection and issuance of a certificate of compliance.
4. Site Plan approval expires if the work is not completed within five years from the date of approval.

- Seconded by **Pat Cocchiarella**. Voted in favor 5-0.

MOTION made by Pat Cocchiarella and seconded by Arnie Jensen to **ADJOURN** the Special Meeting at 4:18 PM. **Voted 5-0 in favor.**

Qma

Anna M. Rycenga,
Zoning Enforcement Official
on behalf of Jessica Pennell, Administrative Secretary

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