

**TOWN OF OXFORD
PLANNING & ZONING COMMISSION**

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
Phone: (203) 828-6512 · Email: pandz@oxford-ct.gov
www.Oxford-CT.gov



PUBLIC HEARING

Minutes

Tuesday, November 1, 2022 - 6:00 PM

Accessory Apartment Opt-Out

The Planning & Zoning Commission of the Town of Oxford will hold a Public Hearing on **Tuesday, November 1, 2022 at 6:00 PM in the Main Meeting Room of the S.B. Church Memorial Town Hall** located at 486 Oxford Road Oxford, Connecticut on the following application:

Planning & Zoning Commission – Opt out of Public Act 21-29 requirements regarding Accessory Apartments

CALL TO ORDER

Chairman Pat Cocchiarella opened the Public Hearing at 6:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL/SEATING OF ALTERNATES

Chairman Cocchiarella called for a roll call:

Commission Members present: Dan Wall, Pete Zbras, Pat Cocchiarella, Brett Olbrys, and Robert Carr.

Alternate Commissioners present: Carl Bouchard, Sara Locke, and Joshua Dykstra.

Commissioners not present: Ed Rowland and John Kerwin.

Chairman Cocchiarella seated Alternate Josh Dykstra and Alternate Sara Locke.

CHAIRMAN OUTLINES THE PUBLIC HEARING PROCEDURES

Chairman Cocchiarella outlined the public hearing procedures.

Chairman Cocchiarella called for any conflicts of interest from the Commissioners; there were no conflicts from any of the Commissioners.

Commission Secretary Olbrys read the Legal Notice.

PRESENTATION BY APPLICANT/APPLICANTS' REPRESENTATIVE(S)

Chairman Cocchiarella explained that the original intent tonight was to open and recess the as public hearing and to do it in junction with the parking regulations opt-out hearing, which is scheduled for 11/15/22. He noted that because of the interest in this particular item, those that have come to speak will have the opportunity to address the Commission this evening.

COMMENTS & QUESTIONS FROM THE CHAIRMAN & COMMISSION MEMBERS

The Commissioners had no questions or comments on this item at this time.

COMMENTS & QUESTIONS FROM THE PUBLIC

Nicole Dykstra, 21 Park Road, representing All in for Oxford, spoke in favor of not opting out of the provision regarding accessory dwelling units as outlined in Public Act 21-29 until the Commission is prepared to revise Oxford's current regulations for accessory apartments. She also requested that the Commission find ways to inform and gather information from the Town's residents.

Mike Locke, 97 Bower's Hill Road stated he is in favor of keeping accessory dwelling units, especially for the next generation, also for those with disabilities because it will help them acclimate and live on their own, in their own apartments.

Stephen Brown, 8 Bonnie Lane, stated that he does not support of opting out of Public Act 21-29. He expressed his views on the positive impact it would have on Oxford. He noted that Oxford would retain its right to regulate housing. He shared his views regarding the housing prices how it affects the ability to living in Oxford. He suggested that accessible accessory dwelling units would provide the benefit of living in Oxford to many people.

Lynn Aiksnoras, 785 Oxford Road expressed that accessory dwelling units potentially affect every homeowner in Oxford. She stated that if the Oxford regulations allowed the use as a right it could be a very effective way for our town to meet its 10% obligation for affordable housing without having to adding to the number of homes. She supports transparency and the opportunity for honest discussion on this issue. She requested that the Commission recess and continue this hearing so Oxford homeowners have more time to be informed, and have an opportunity to express their views.

John Locke, 97 Bowers Hill Road stated that supports the affordable housing units because he loves Oxford. and would love to keep living here.

COMMENTS FROM THE CHAIRMAN & COMMISSION MEMBERS

There were no comments from the Chairman or the Commission.

RECESS/CLOSE


Motion by Commissioner Zbras to RECESS the hearing to 11/15/22 at 6:00 PM.

Seconded by Alternate Commissioner Dykstra.

All (7) Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 NOV -9 PM 12:02
TOWN OF OXFORD, CT
TOWN CLERK
Steph H. West