

ZONING BOARD OF APPEALS

MINUTES OF NOVEMBER 19, 2013
SPECIAL MEETING
OXFORD TOWN HALL

Call to Order

Secretary Paul Aiksnoras called the meeting to order at 7:03 P.M.

Roll Call

Present - Paul Aiksnoras, Larry Ellis, Jeff Holmes, Rocco Trungadi
Absent - Alan Goldstone

MOTION by Jeff Holmes to recess the special meeting and open the Public Hearing for ZBA 2013-04. Second by Larry Ellis. Vote - All (4) ayes. Motion carried.

Public Hearing ZBA 2013-04 - 62 Chestnut Tree Hill Road Ext.

Larry Ellis read the legal notice for Public Hearing ZBA 2013-04.

Renee Jackson (applicant), 62 Chestnut Tree Hill Road Ext, submitted 16 certified return receipts. 19 certified return receipts were mailed out.

Fred D'Amico, 9 Park Rd. Oxford (applicant's surveyor/engineer) was present. Mr. D'Amico explained that the in-law apartment was put on about 20 years ago by previous owners, who did get a special exception and a building permit, but did not get a certificate of occupancy. The special exception, which usually goes with the land and is permanent, was put on the land records as temporary.

The present owners are in the process of selling the property and want the certificate of occupancy and permanent variance for the apartment. The variance is needed because the apartment does not meet the current regulations. No additions will be made to the building.

Anna Rycenga, ZEO, reviewed her letter dated 11/12/13. She explained that special exception received for recording in Oxford Land record on 02/5/1985 on Vol. 110, Page 338 had a special condition that the special exception is not transferable to new buyers. Any new buyers must apply for a special exception.

Mrs. Rycenga noted that the property has been transferred three times from 1995 to 2008 and this matter was just picked up by the recent title search. When a permit is issued, it remains with the land.

Mrs. Rycenga noted she supports the variance, even though the apartment 1,838 s.f exceeds the current regulations of 800 s.f., it is the only way to keep it without tearing it apart.

MOTION by Larry Ellis to close the Public Hearing for ZBA 2013-04 and reopen the special meeting. Second by Rocco Trugadi. Vote - All (4) ayes. Motion carried.

Discussion and Possible Action on ZBA 2013-04 - 62 Chestnut Tree Hill Road Ext.

MOTION by Rocco Trugadi to **APPROVE** ZBA 2013-04 for a variance to Article 5, Sections 2.8, H of the zoning regulations of the Town of Oxford and to make the non-transferable Special Exception (as recorded in Volume 110 Page 338 of the land records), permanent for property located at 62 Chestnut Tree Hill Road, Ext., Oxford, CT. Condition of approval - Applicant must obtain the necessary permit sign off from the Zoning Enforcement Officer. Second by Larry Ellis. Vote - All (4) ayes. Motion carried.

Review and Approval of Minutes

8/13/13 minutes were reviewed. It was noted the meeting adjourned at 8:35 P.M.

MOTION by Larry Ellis to approve the Regular Meeting minutes of August 13, 2013 with the noted correction. Jeff Holmes. Vote - All (4) ayes. Motion carried.

Election of Officers

MOTION by Rocco Trugardi to nominate Jeff Holmes as chairman. Second by Larry Ellis. Vote - All (4) ayes. Motion carried.

MOTION by Larry Ellis to nominate Paul Aiksnoras as secretary. Second by Jeff Holmes. Vote - All (4) ayes. Motion carried.

Other Business to be brought before the ZBA

2014 Regular Meeting schedule

MOTION Larry Ellis to hold the 2014 regular meetings on the second Tuesday of the month at 7 P.M. at the Oxford Town Hall. Second by Rocco Trugardi. Vote - All (4) ayes. Motion carried.

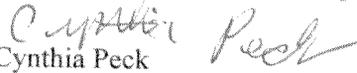
Cynthia Peck informed the members that she would be resigning as clerk of the ZBA. Mr. Ellis asked the Chairman to write a letter of commendation to the First Selectman

Mr. Ellis also asked that a letter be sent to the First Selectman requesting that alternates be appointed to the board. The board can have up to three alternates, who would fill in when elected members are absent.

Adjournment

MOTION by Larry Ellis to adjourn the meeting at 7:35 P.M. Second by Rocco Trugardi. Vote - All (4) ayes. Motion carried.

Filed Subject to Approval / Respectfully submitted


Cynthia Peck
ZBA Clerk

13 NOV 21 AM 11:38
TOWN OF OXFORD, CT
TOWN CLERK
