

OXFORD PLANNING COMMISSION

MINUTES

JULY 16, 2019

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Tuesday, July 16, 2019, in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Jim Reed, Bruce Beglin, and Steve Mroczek.

The minutes of the meeting of April 2, 2019 were approved and accepted as distributed. No meeting took place in May or June of 2019.

The following building permits were reviewed by the commission:

1. #19-41, Freiderikos Athanasopoulos, 208 Factory Street, reorient access doors to existing garage, raise floor to comply with the flood ordinance; flood vents as required; revise drive as required. Mr. Athanasopoulos and his residential designer, Tim Kearns, were both present to discuss the application. It was noted that the previous plans showed that the existing garage on the property would be removed and replaced with a two story garage attached to the house. The plans have been revised to show that the existing, detached garage will remain but changed to meet the floodplain requirements. The flooring inside the garage will be raised. Mr. Kearns explained that the existing garage doors will be relocated to the west and the structure will be modified on the inside. Two existing doors on the south side will be removed and replaced with windows. On the east side there will be a new door. The exterior materials will remain the same. The non-conforming setbacks on the building will remain. Mr. Mroczek commented that the permit seemed to be pretty straight forward with the orientation of the doors being the only real change. Mr. Mroczek then made a motion to approve the building permit as submitted. The motion was seconded by Mr. Reed and unanimously carried with all in favor.
2. #19-40, Freiderikos Athanasopoulos, 208 Factory, 2 new exterior French doors and associated decks and steps, wood framed. Mr. Kearns referred to the commission members to page A5 of the drawings. He noted that in the center of the house, flanked by two existing windows, a new set of French doors will be added. The existing entry porch will have some additional roofing built over it. New decking will be area coming off from the kitchen. Nothing will be under the new decking, just dirt, so that it won't be considered as additional coverage. Mr. Kearns noted that the coverage, after the changes, will come it at 34%. Mr. Mroczek made a motion to accept the permit as presented. The motion was seconded by Mr. Reed and unanimously approved with all in favor.
3. #19-39, Freiderikos Athanasopoulos, 208 Factory Street, pool and associated deck. Mr. Kearns explained to the commission that the existing swimming pool and deck on the property would be removed from the south side and in its place would be a stormwater rain garden system. The new proposed swimming pool and decking would be placed of the street side. Mr. Mroczek noted that it appeared the existing swimming pool was currently in the law part of the yard. Chairman Baker explained that the Oxford Zoning Ordinance is specific in saying that accessory structures are not permitted in front yards and therefore

the Planning Commission could not approve this application. However, the applicant has the choice of taking his request before the Board of Appeals and the Planning Commission can make a recommendation to the board. Mr. Mroczek noted that Mr. Athanasopoulos' property is interesting in that the backyard has only 4.1'. He added that Factory Street itself is more like an alley than a street as one can see the backyards of houses on Morris Street as well as the Morris Street property owners' swimming pools. He went on to say that the commission needed to reject the application but that he felt the commission should make a recommendation to the Board of Appeals to take into consideration the peculiar nature of the street. Chairman Baker added that the swimming pool, as it exists now, has created a water flow problem in that area and that having a rain garden in its place would help the water flow through the Factory Street area and that the proposed change would be better than what it there now. Mr. Reed made a motion that the Planning Commission deny the permit, but that if it should go to appeals, that the commission recommend that the Board of Appeals grant the appeal. The motion was seconded by Mr. Mroczek and unanimously carried by all in favor.

This concluded the review of building permit.

REQUEST FOR LOT LINE REVISION

Mr. Thomas Mandylas, property owner of 200 West Street and the vacant lot next to it, was present to explain the request along with Sean Callahan of Lane Engineering.

Chairman Baker stated that Mr. Mandylas had purchased two (2) separate parcels, neither of which were conforming, and that he was looking to combine the two properties thus creating one lot which would be conforming. Mr. Mroczek stated that the request was straight forward and that the Planning Commission was encouraged by the law to make this kind of thing happen. Mr. Mroczek made a motion that the commission approve the lot line revision as requested. The motion was seconded by Mr. Reed and unanimously carried with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk