

OXFORD PLANNING COMMISSION

MINUTES

SEPTEMBER 2, 2009

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairperson, Pamela Baker, on Tuesday, September 2, 2009, at 7:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Theodore Lutkus, Donald Sillman, Anthony Passarella, and Bernhard Witter.

There were no building permits for review by the Planning Commission.

A consultation was held with Dan and Libby Cole, property owners of the Ruffled Duck Bed and Breakfast located at 110 N. Morris Street. Mr. and Mrs. Cole met with the commission to discuss their property, which is currently for sale, and the possibility of converting their building into a condo with 3 separate units. Mr. Cole found that according to the State, it could be done as long as each unit has 750 sq. ft. He added that currently the building is divided into 3 units. Unit one would be two stories and house the bed and breakfast area of the building. Unit two, which currently houses the innkeepers, would be located on the first floor. The third unit would be located on the second floor and would consist of approximately 955 sq. ft.

Mrs. Baker informed the owners that their property was zoned "R-2" and that there has been a special exception granted to this property to be a Bed and Breakfast. "R-2" zoning allows one to have three separate dwelling units as long as each unit is 750 sq. ft. However, it also states that there should be no more than one dwelling unit per floor.

Mr. Passarella asked if the front unit would remain as a B&B. Mrs. Baker added that if part of the building remained as a B&B, the owner would have to live on the premises. Mr. Cole responded that is why they wanted to convert the building into condos so that they could convey the innkeepers quarters with the bed and breakfast. Mr. Passarella's thought was that if the innkeepers were on the premises, unit 2 would be a part of unit one, so that only unit 3 would be a separate condo. Mrs. Baker's opinion was that there would still be more than one dwelling unit per floor. Mr. Passarella countered that unit one would be both floors but could be considered as one unit since it would be a B&B, thus being considered as one unit. Mr. Passarella saw it as being a building that would house only two families because of the one unit, the B&B, would be rented out and thus not making it a part of the house. Mr. Silliman pointed out that if units two and three are sold, unit one could no longer be a bed and breakfast. Mrs. Baker added that a B& B implies that the owner lives in the same building as the B& B. If the Coles follow this plan, they would have to do some interior changes within the house to close off the B&B section from the other two units. Mr. Lutkus' thought was that if the house was to be changed to two units with one unit housing the B&B and the innkeeper, that would be permissible. However, if the Coles decide to go for three units, they would have to seek an appeal with the Board of Appeals. Mrs. Baker suggested the Coles review Section 11 of the Oxford Zoning Ordinance which gives the reasons for which a variance should be granted.

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This concluded the consultation with Mr. and Mrs. Cole.

Prior to adjourning, it was agreed that the Planning Commission meetings for the months of October, November, and December will be held at 7:30 p.m. in order to accommodate Mr. Witter who will be teaching a class in Salisbury and would otherwise have difficulty getting to the meetings at 7 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk