

OXFORD PLANNING COMMISSION

MINUTES

APRIL 3, 2018

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Tuesday, April 3, 2018, at 6:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Stephen Mroczek, James Reed, and Bruce Beglin.

The minutes of the meeting of November 7, 2017 were approved and accepted as distributed.

The following building permit applications were reviewed by the commission:

#18-15, Jennifer Stanley, 221 South St., demolish 1917 2-story kitchen addition; construct new addition to include elevator, enlarged kitchen, second floor master bedroom accessible by stairs and elevator and new pervious deck facing water. Mrs. Stanley, along with her architect, Philip Logan, was present to discuss the application. Mr. Baker noted that the plans called for the removal of part of the house to be replaced in the same location. Mrs. Stanley explained that currently there are many steps within her house leading onto different levels making it very difficult to be able to age in the house. Her plan is to be able to live in the house for a long time and that the best way to insure that can happen is by removing a small addition that was added to the house in 1917 and replacing it with a furnace area, new kitchen, and upstairs bedroom, along with an elevator to enable her to reach the second floor. Mr. Baker explained that the commission's purview was to make sure that her application met all the zoning requirements. Mr. Logan noted that he and Mrs. Stanley had met with the Oxford Historic District Commission and that the application was approved with a few minor tweaks. The new addition would have a slightly larger footprint. The property is 61,509 sq. ft. Total impervious surface coverage with the new addition will be 5,630 sq. ft., which is still below the 40% coverage allowed. The new addition will be setback 32'6" from the street and 76' from the side yard. Mr. Baker pointed out that it will be well beyond 100' from the water and that all zoning requirements have been met. He also noted that the plat incorrectly showed that only 15% of the property could be covered with impervious surfaces and that the plat should reflect that this property is located within the "R-2" zone, along with being an IDA designated area allowing for 40% impervious surface coverage on the lot. A motion was made by Mr. Mroczek to approve the application as submitted. The motion was seconded by Mr. Begin and unanimously carried by all in favor.

#18-08 and #18-09, Phil Dietz and Eva Smorzaniuk, 104 Bayview Avenue, new two story home with covered porches and garage and guesthouse. Mr. Baker explained to the commission that the town office had approved the house, garage, and guesthouse but that they wanted the planning commission to look over the plans to make sure that the guesthouse had been relocated as suggested by the planning commission back in their meeting with the couple in April of 2017. Mr. Beglin asked if the

setbacks for the guesthouse were correct. Mr. Baker responded that the owners only need to be 2' from the rear and side yard for it to conform to zoning. Mr. Reed made a motion to approve the applications as submitted. The motion was seconded by Mr. Beglin and unanimously carried by all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk