

OXFORD PLANNING COMMISSION

MINUTES

AUGUST 7, 2018

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Tuesday, August 7, 2018, at 6:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Steve Mroczek, Bruce Beglin, James Reed, and Edwin Miller.

The minutes of the meeting of July 17, 2018 were approved and accepted as distributed by the town clerk.

The following building permit was reviewed by the commission:

#18-53, Mr. and Mrs. Leon Andris, 804 S. Morris Street, request to renovate existing house with additions; enlarge screen porch w/master bedroom above and within 100' buffer; add bay to enlarge kitchen, add 2 open porches on the south, and add new brick sidewalks. Mr. and Mrs. Andris, along with their residential designer, Tim Kearns, were present to discuss the application. Mr. Kearns presented the application explaining that the existing house currently extends into the side setback as well as extending 1 foot into the 100' buffer. Mr. Kearns noted that because of the historic nature of the house and the value of the architectural home, the owners would like to make changes that would only minimally impact the house. The plans call to rebuild the screened porch with a slight addition towards the water of 6' along with a total of 80 sq. ft. into the side yard. However, the additional footage into the side yard would not encroach any further than the home's existing chimney and HVAC unit. Mr. Mroczek pointed out that the applicants could have chosen to expand on the opposite side of their house thereby meeting the requirements of the Oxford Zoning Ordinance side yard setbacks. Mr. Kearns responded that the choice was not to do that because that side holds a later addition that has faces that are already developed into individual rooms. If one were to expand in that direction, it would change the way in which the house works. He added that rather than relocate what they thought to be something of value to the historic section of the home, they would include the offset of the encroachment thereby reducing the cost of the project, reducing the impact to the Critical Area, reducing the fabric of the town, etc. Mr. Baker asked what the distance was from the neighbor's house to the water. Mr. Kearns responded that he had not measured it but that he felt it was at least 10' beyond what the Andris' were asking for. He added that the increases to the rear yard setback and side yard setback totaled slightly over 84 square feet. Mr. Baker explained that because the addition was not going to meet the rear and side yard setbacks, the application would have to be disapproved but that the applicants could file for an appeal, if they so desired, and, if that were to be the case, the commission had the option of sending a recommendation onto the Board of Appeals. A motion was made by Mr. Mroczek to deny the application as it exists because of the increase in non-conformities. The motion was seconded by Mr. Reed. Mr. Mroczek then made a motion to recommend to the Board of Appeals that the Planning Commission felt that a variance would be appropriate in this situation. The motion was seconded by Mr. Reed and unanimously carried by the commission.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk