

OXFORD PLANNING COMMISSION

MINUTES

SEPTEMBER 1, 2020

The regular monthly meeting of the Oxford Planning Commission was called to order by the Chairman, David Baker, on Tuesday, September 1, 2020, at 6:00 p.m., via "Zoom" due to the on-going pandemic of a virus known as Covid-19.

Other members participating in the virtual meeting included James Reed, Edwin Miller, and Steve Mroczek. Also in attendance was Town Attorney, Lyndsey Ryan, filling in for Administrator Cheryl Lewis.

The minutes of the meeting of July 7, 2020 were approved and accepted as distributed.

The following building permit was reviewed by the Commission:

- Permit #20-64, Lucas and Heather deBeaufort, 100 Myrtle Avenue, proposed dwelling with porch and pervious deck, new pervious pavement driveway and parking pads. Mr. deBeaufort was virtually present to discuss his permit. He reminded the commission members that they had looked over his plans last year and that now he had a much more advanced set of drawings. Mr. Miller spoke stating that he noticed on the plans a structure labeled as a boathouse and questioned if Mr. deBeaufort was looking to build a boathouse or a shed. Mr. deBeaufort responded that the building was to be used as storage for bicycles and kayaks so that it was essentially a shed. Mr. Miller informed Mr. deBeaufort that was acceptable because boating house were not permitted under the Oxford Zoning Ordinance. Chairman Baker suggested that Mr. deBeaufort relabel the structure as an outdoor shed for storage in order not to cause confusion. Chairman Baker noted that prior to this evening's meeting he had had some questions with regards to the overall height of the house but that information had been passed on to the members of the Planning Commission prior to the start of this evening's meeting and that it was Chairman Baker's understanding that the house would be 26' above the flood protection elevation. Andy Beck, father-in-law to Mr. deBeaufort and also virtually present at this night's meeting, responded that was correct and that the shed would be 16'6" tall. Chairman Baker pointed out that the storage shed met the setback criteria of being at least 4' back from the property line. He added that there were also some questions received from the Critical Area Commission and from the town engineer so that the Planning Commission would not be able to fully approve the application. Mr. deBeaufort responded that he understood that would be the case and that Administrator Lewis has clarified those issues in an email to him earlier. Mr. Mroczek made a motion to conditionally approve the application pending the engineer's feedback. Attorney Ryan added to the motion that Cheryl Lewis' approval should be added as well as there were a couple of other things and other conditions that she would have to approve. Mr. Reed seconded the motion which was unanimously carried without further discussion.

CONSULTATION

Chairman Baker recused himself from the discussion as the consultation involved the property at 210 Tilghman Street which is currently owned by Mr. Baker and his wife. The meeting was therefore turned over to Mr. Reed to handle the discussion.

Mr. Reed addressed Mike Mueller, also virtually present, to explain to the commission what he wanted to do. Mr. Mueller explained that he and his family were interested in building a new house, pier, swimming pool, and outbuilding on the 210 Tilghman Street property and to relocate his family to Oxford within the next year or so. His desire was to get some feedback on the site plan he had provided to the members. He added that he had partnered with Sean Callahan, Principal at Lane Engineering, and residential designer Tim Kearns, both of whom were also virtually present at the meeting. Mr. Kearns addressed the commission and explained the proposed site plan for the property noting that he had slid the plans for the new house back towards the street in order to be adjacent to the house at 208 Tilghman Street. A proposed swimming pool would be 60' back from the water. The plans also include a garage. The exact house size had not yet been established but Mr. Kearns noted that it would be within the setback and would be less than 28' in height, though it would have to meet the floodplain requirements. Mr. Miller asked if the future garage was proposed to be in the front of the house. Mr. Kearns responded it would be situated like the accessory buildings at 208 Tilghman Street and 204 Tilghman Street. He added the property is a through lot and that the waterside has traditionally been viewed as being the front of the property. Mr. Callahan spoke adding that the potential future garage was being shown on the site plan as honoring the 25 setback from Tilghman Street but questioned if it could be moved closer to the street. Mr. Callahan also stated that the potential buyer was looking for assurance that this was a buildable lot, that he could build a residence on it, and generally that the house as located on the site plan along with the other options as presented were doable. Mr. Mroczek stated that Mr. Kearns was able to pull a lot of the structure out of the 100' buffer which the Critical Area Commission would look at more favorably. Mr. Miller added that the layout was consistent with what Administrator Lewis has approved in the past and that it was all in line with the property to the left, 3 houses down. Mr. Mueller asked if the house placement could be anywhere from where the original house was to where Mr. Kearns had drawn it in on the site plan and that he was interested in hearing what, if any, other concerns or feedback the Planning Commission members had. Mr. Reed stated that the further back Mr. Mueller could move the house towards the street, the better off he would be with the Critical Area Commission. He also pointed out that careful consideration was given to the house at 204 Tilghman Street due to drainage issues on that property so that the garage was located at the highest point on the lot in the front of the house so that the water would drain properly and that a site plan showing the topography of the land that Mr. Mueller was looking to build on would be helpful. Mr. Callahan asked if the next step would be to add more details. Mr. Reed responded by stating that they should address any concerns that Administrator Lewis has and to make sure that the compromises are the best they can make. He also stated that he believed Mr. Kearns placement of the house was going to be at their advantage. Mr. Mroczek added that a critical piece of the design on the property is what the hydrology of the property looks like as that will drive where one can place things. Mr. Callahan responded that they could drill on that and add some data and maybe bring a fine tuned option back to the Planning Commission as things move forward. The discussion ended and the meeting turned back over to Chairman Baker.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
AssistantClerk