

## OXFORD PLANNING COMMISSION

### MINUTES

**MARCH 1, 2022**

The regular monthly meeting of the Oxford Planning Commission was called to order by the Chairman, Norman Bell, on Tuesday, March 1, 2022, 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 David Baker, Edwin Miller, Steve Mroczek, and Bruce Beglin. Also in attendance was Town Manager Cheryl Lewis and Town Planner Maria Brophy.

The minutes of the meeting of November 2, 2021 and January 12, 2022, were approved and accepted as distributed.

The following building permit was reviewed by the commission:

- Permit #22-14, Calep A. Boyd and Lauren Luik, 104 East Street, demolition of existing dwelling and garage, and construction of new 1 ½ story dwelling. Mr. Boyd, Ms. Luik, and their architect, Christine Dayton, were virtually present to discuss the application. Manager Lewis prefaced the discussion by explaining that the town office had received a request for demolition for a future construction project. The town code is vague and demolition of a non-conforming structure is something that requires review by the Planning Commission. Though the property owners are not planning on using what could be the grandfathered footprint, the Planning Commission should acknowledge that that the footprint is there and that there is a record of them doing so. The site plan provided by the applicants show the existing footprint, but their intention is to rebuild everything outside of the grandfathered 50' buffer. The reason behind the application going before the Planning Commission is simply for the Planning Commission to acknowledge that they've seen the demolition plans and that they understand the owners are demolishing the building that is currently non-conforming but plan to rebuild by conforming to the Oxford Zoning Ordinance. Mr. Baker asked if the existing building was non-conforming. Manager Lewis responded that a tip of it was beyond the 50' line, between 50 and zero feet of the water, so that would be considered as a question of conformity. Mr. Miller asked if it was necessary to consider the existing structure as blighted. Manager Lewis responded by stating that she understood that this was in the town's code but there is nothing in the code that would prevent someone from demolishing a building if they so desire. She added that the town couldn't really hold that blighted is the only reason for removing a building and that the language is there primarily to address historic buildings. Chairman Bell asked Mr. Boyd to explain his plans. Mr. Boyd responded that the plan is to build a 3,600 sq. ft., one and a half story home on the lot as shown and presented to the town office. The plan includes taking down a garage and existing cottage and replacing it with a single family home. Architect Christine Dayton added that everything being built would be within the setbacks as established on the existing lot. The owner will be meeting all lot coverage situations and because the property is located in the floodplain, the house will be built in compliance with all floodplain requirements and regulations. Mr. Beglin verified with Manager Lewis that the purpose in meeting with the Planning Commission was to acknowledge that the

existing house is within the 50' buffer, that the owners have a site plan showing the existing footprint of the house they want to take down, that they could rebuild within those footprints if they so desired but have chosen not use the original footprint. Manager Lewis responded that was correct, along with having on record that the review had taken place. Mr. Baker made a motion that the Planning Commission approve the plans as submitted for the demolition. The motion was seconded by Mr. Mroczek and unanimously carried with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk