

Oxford Planning Commission

Minutes of the meeting of June 7, 2011

The regular monthly meeting was called to order at 7 PM by the Chairman, Don Silliman, in the meeting room of the Oxford Community Services Building. Also present were Planning Commissioners: David Baker, Patricia Campen, and Jim Reed.

The minutes of the meeting of May 3, 2011 were reviewed. Mr. Silliman made the following changes:

In the 4th paragraph down from the top, beginning with the second sentence, "The Planning Commission was supposed to make a recommendation to the Board of Appeals. *The memo* that Mr. Silliman sent out by e-mail to the *Planning* Commission members was that the Planning Commission was unable to make a recommendation due to the confusing documentation. *The Planning Commission agreed to send the memo unanimously. The memo was then sent to the Board of Appeals Chairperson and a copy to Lillian Lord, Town Administrator.*"

The revised minutes were then unanimously approved as amended.

The first item on the agenda was a consultation regarding a lot line adjustment at 305 and 307 S. Morris Street. Ray Stevens was present representing John Kendall the owner. The previous owner had changed the lot line between the two properties adding 10 feet to 307 S. Morris Street. The new owner just wants to reverse that action and return the 10 feet to 305 S. Morris Street. Mr. Silliman pointed out that the smaller lot was non-conforming even with the additional 10 feet added on and therefore it would require going before the Board of Appeals. Mr. Silliman stated it would need a strong justification for the action to be approved.

The second item on the agenda was also a consultation regarding a permitted use at 208 E. Strand. Mr. Daniel Brasman appeared before the commission to inquire whether he could hold "holistic retreats" utilizing the property in question as a meeting place. The commission responded that with the minimal information provided it appeared that he could use the property for the use he intended, but that they would have to do more research on the issue. It was recommended that he include a clause in his agreement to buy that it was contingent upon the Town of Oxford approving the use that he intended and then come back for formal approval.

The last item on the agenda was a consultation with Rodney Spring and Associates regarding his "Bonfield West Project." The project has been developed under the Talbot County Planning rules and regulations and includes a "package sewage treatment unit" that would handle the twenty-one houses planned. Each house would have its own well for water. This property is located in the Town of Oxford's expansion zone and is contiguous to the town's waste water treatment lagoons and water tower.

Mr. Spring gave the Planning Commission a Draft Concept Drawing showing a possible way that the property could be developed under the Town of Oxford rules and regulations (a copy of which is on file in the Town of Oxford offices). It shows 21 houses on approximately 5.62 acres

with 6.65 acres of green space with a jogging/walking path of 2400 lineal feet. It also included 2 storm water retention basins of 43 acres in total. After a brief discussion of the drawing, Mr. Spring asked if the Planning Commission would consider the development of his property under Oxford rules and regulations and using Oxford's water and sewer facilities.

Mr. Silliman stated that it was not appropriate at this point to take a vote, however, each commission member could, if they were comfortable with doing so, express their initial thoughts on the subject.

Mr. Silliman indicated that he would prefer to see the property not developed at all, but left as green space as is happening with a large part of the land around Oxford. If that is not possible, he would rather see the property developed as part of Oxford and under Oxford's rules and regulations.

Each of the other members present expressed similar opinions that if the property has to be developed it should be under Oxford's jurisdiction.

There being no further items to be discussed the meeting was adjourned.

Respectfully submitted,

Donald W. Silliman
Chairman