



TOWN OF ROXBURY CONNECTICUT

Conservation Commission

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY CONSERVATION COMMISSION REGULAR MEETING FEBRUARY 14, 2018

AGENDA

- I. CALL TO ORDER
 - a. 7:00 p.m. at the Roxbury Town Hall
 - b. Roll Call / Seating of Members
- II. APPROVAL OF MINUTES
 - a. Regular Meeting – January 10, 2018
- III. PUBLIC COMMENT, GUESTS & CORRESPONDENCE
- IV. REPORTS & PRESENTATIONS
 - a. Chair's Report (Faanes/Steinman)
 - i. Commission Summaries (Attached)
- V. OLD BUSINESS
 - a. Sustainability CT meeting January 30, 2018 (Summarize & Future Plans) (10min)
 - b. Town Wants To Know January 21st (Summarize) (5min)
 - c. Joey's Trail Work Party Plans Earth Tones Update (5min)
 - d. Blight Ordinance Review other towns prepare to discuss (What do we consider Blight) (10min)
 - e. Recycling discussion scheduled for March meeting (2min)
 - f. Co-housing Article next steps [LINK](#) (5min)
 - g. Conservation Conference [LINK](#) (5min)
 - h. Budget (5min)
 - i. Energy Task Force (2min)
 - i. Solar Fields in Italy (2min)
- VI. NEW BUSINESS
 - a. Ceil Santilo resignation
 - b. Public Water Trust Movie [LINK](#) (5min)
- VII. TABLED DISCUSSIONS
- VIII. MEMBER COMMENT
- IX. NEXT MEETING DATE
 - a. Wednesday, February 7, 2018
- X. ADJOURNMENT

COMMISSION SUMMARIES FEBRUARY, 2018

HISTORIC DISTRICT

Electric Car Terminal

B. Henry would like to install an electric car charging station. The station for one vehicle would measure 60" X 10". It would be installed on the edge of the town hall parking area adjacent to the firehouse. The HDC had no initial objections

INLAND WETLANDS COMMISSION

NTR

PLANNING COMMISSION

Meeting Cancelled.

ZONING COMMISSION

Public Act 17-39

Mr. Cody noted that the act is now a law that changes the way abandonment of a use of recognized. He further noted that according to NHCOC (Attorney Ziska) it is a poorly written law that is expected to be challenged in court. Mrs. Eddy noted that we do not have a clear direction from the town attorney on this but it would go into our ZBA regulation if required. Mr. Cody also noted that there is also a law that states that if a permit has gone longer than 9 years without a C/O, it is automatically considered approved Zone D – Review of Permitted Uses

Chairman Conway noted that in a meeting with the town attorney, possible amendments to the Zone D regulation were discussed. The concern is that we have no limits currently on the size of structures such as retail stores in our regulations. Discussed were the following amendments: increase the front setback to 100 feet, set a maximum building size of up to 5,000 sf and set limits on parking spaces. Also recommended was implementing a maximum lot coverage of 25% to include paved and impervious surfaces. Chairman Conway asked the Commission to consider amendments in light of what is going on in neighboring towns. In the current business climate, Roxbury could be a prime target for development.

Chairman Conway noted that the town attorney has recommended we tighten our standards on site plan approval as well.

Home Enterprise Regulations

Chairman Conway noted that he had been asked to consider allowing rental of home office space under Category I- Home Enterprise. Mr. Johnson and Mr. Miller expressed concerns. Mr. Cody suggested that building codes such as separation, egress, etc. might create barriers.

Chairman Conway led a brief discussion of the problems being encountered with Air B&B's regarding liability, emergency services, etc. Chairman Conway suggested that we let other towns lead the way on writing regulations.

Chairman Conway noted several news items where treehouses were subject to removal after they were erected. He congratulated the Commission for its timely regulation on tree houses.