



# TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

## ROXBURY PLANNING COMMISSION REGULAR MEETING APRIL 12, 2018 MINUTES

### CALL TO ORDER

Peter Filous, Chairman called the meeting to order at 7:34 p.m.  
Members Present: Bob Munson, Pauline Krofssik, Peter Mariano  
Alternates Present: Renee David  
Others Present: Robert Shaver

### SEATING OF MEMBERS

Regular members Peter Filous, Bob Munson, Pauline Krofssik, and Peter Mariano were seated. Chairman Filous seated alternate Renee David for Gary Steinman.

### APPROVAL OF MINUTES

MOTION: To approve the minutes of the Regular Meeting of March 8, 2018. Motion by Peter Mariano, seconded by Pauline Krofssik and carried.

### NEW BUSINESS

#### Miller- 26 Battle Swamp Road- Lot Line Revision Application

Attorney Robert Shaver came forward to represent the applicant Harold and Barbara Miller, 26 Battle Swamp Road. He reviewed a map entitled "30.18 +/-Acres Property/Boundary Survey Lot Line Revision" dated February 2018, revised March 28, 2018. The Miller's own a .47-acre piece of property entitled Parcel "D" located on the south side of Battle Swamp Road (Assessor Map 11 Lot 39) and would like to transfer it to Chin Up, LLC. The property would be merged with Chin Up, LLC's abutting 3.38-acre piece of property entitled Parcel "B" (Assessor Map 11 Lot 10).

#### Chin Up, LLC- 32 Battle Swamp Road- Lot Line Revision Application

Attorney Robert Shaver came forward to represent the applicant Chin Up, LLC, 32 Battle Swamp Road. He reviewed a map entitled "30.18 +/-Acres Property/Boundary Survey Lot Line Revision" dated February 2018, revised March 28, 2018. Chin Up, LLC own a .45-acre piece of property which extends from the northern boundary of Lot 2 (Assessor Map 11 Lot 43), entitled Parcel "E". Chin Up, LLC would like to transfer it to Harold and Barbara Miller. The property would be merged with the Miller's abutting piece of property (Assessor Map 11 Lot 39).

MOTION: To approve the Lot Line Revision applications for Harold and Barbara Miller, 26 Battle Swamp Road and Chin Up, LLC, 32 Battle Swamp Road. Motion by Peter Mariano, seconded by Bob Munson and carried unanimously.

### CHAIRMAN'S REPORT

#### Subdivision Approval Process

Peter Filous recommended all Commission members read the subdivision regulations. When a subdivision application comes in, he will put together a list of the regulations that apply toward it, to be reviewed in depth with the Commission.

#### Sustainable CT Pilot Program Update

Peter Filous reported the Sustainable CT group is getting ready to apply for a Bronze Certification for the Town. He noted that due to the size of our town, not all the Sustainable CT action items are able to be performed.

POCD Review and Planning with assistance from Jocelyn Ayer of the NHCOC

Peter Filous reported he met with Jocelyn Ayer of the NHCOC. The NHCOC has been selected to help facilitate the POCD process for the Town.

Formation of "Steering Committee" for the POCD Process

Peter Filous proposed forming a Steering Committee for the POCD process. The Steering Committee shall be made up of six members: two Planning Commission members, and one member from Zoning, IWC, ZBA and the Historic District. Peter Filous and Bob Munson will represent the Planning Commission. Peter Filous will send out a memo to the other commissions requesting a member for the Committee.

**COMMUNICATIONS**

N/A

**ADJOURNMENT**

MOTION: To adjourn the meeting at 8:29 p.m. Motion by Peter Filous, seconded by Peter Mariano and carried unanimously.

Respectfully submitted,

*Julie Cady*

Julie Cady, Secretary

*These minutes are not considered official until approved at the next Regular Meeting of The Roxbury Planning Commission*