



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING JANUARY 12, 2017 MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.

Members Present: Peter Filous, Bob Munson, Gary Steinman, Pauline Krofssik, Peter Mariano and Alternate Deirdre Daly.

Others Present: Brian Neff

APPROVAL OF MINUTES

Regular Meeting - November 10, 2016

MOTION: To approve the minutes of the 11/10/16 Regular Meeting. Motion by Gary Steinman, seconded by Pauline Krofssik and unanimously approved.

OLD BUSINESS

N/A

NEW BUSINESS

MOTION: To add to the agenda Booth / 75 Old Roxbury Rd / Lot Line Revision / Map 26/ Lot 54 & 12. Motion by Bob Munson, seconded by Pauline Krofssik and unanimously approved.

Booth / 75 Old Roxbury Rd / Lot Line Revision / Map 26/ Lot 54&12

Brian Neff came forward with a map dated 1/5/17 entitled Proposed Lot Line Revision. He explained that Mr. Booth would like to add a well to a location on lot #12 to service lot #54; however, the Health Department does not permit a well to be placed on a separate lot than what it is serving. Therefore, this application is to merge two existing lots. The lot line will be removed and Lot 12's 3.44 acres will be absorbed into Lot 54.

MOTION: To approve the application of Booth / 75 Old Roxbury Rd / Lot Line Revision / Map 26/ Lot 54&12. Motion by Bob Munson, seconded by Pauline Krofssik and carried unanimously.

CHAIRMAN'S REPORT

Peter Filous has discussed with First Selectman Barbara Henry the idea of resurrecting Joint Land Use meetings in an effort to promote good communications among the commissions as well as a mutual understanding of what direction the town would like to go.

COMMUNICATIONS

- Planning Meeting Schedule for 2017
- NHCOC - "CLEAR Land Use Academy" training session information (see attached).
- NHCOC - Regional POCD update – 5th Thursday Forum - March 30th.

Peter Filous reported on some of the items discussed during these forums. He plans on attending and encouraged other Commission members to be present as well.

Available Online

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:00 p.m. Motion by Bob Munson, seconded by Gary Steinman and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

**ROXBURY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 9, 2017
CANCELLATION NOTICE**

The Regular Meeting of the Roxbury Planning Commission scheduled for Thursday, February 9, 2017 has been cancelled due to the forecast of inclement weather.

Respectfully submitted
Karen S. Fddy
Land Use Administrator

Dated: February 8, 2017

CC: Town Clerk



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION SPECIAL MEETING FEBRUARY 22, 2017 MINUTES

CALL TO ORDER: Peter Filous, Chairman, called the meeting to order at 7:30 p.m.
Members Present: Peter Filous, Gary Steinman, Pauline Krofssik, Peter Mariano, Bob Munson, and Alt. Deirdre Daly.
Others Present: Paul Szymanski, Anne Swift and Lee Lord

APPROVAL OF MINUTES

Regular Meeting – January 12, 2017

MOTION: To approve the minutes of the 01/12/17 Regular Meeting. Motion by Gary Steinman, seconded by Pauline Krofssik and unanimously approved.

OLD BUSINESS - N/A

NEW BUSINESS

Lot Line Revision – Operation Roxbury, LLC / 206 North Street & 83 Forest Farm Road

Paul Szymanski came forward with a map dated 2/8/17 noting the 72 acre parcel on 206 North Street and 10 acre parcel on 83 Forest Farm Road that currently exist. This application is to add an additional 8 acres to the 10 acre parcel on 83 Forest Farm Road taken from 206 North Street. He confirmed there is no PA490 on this property.

MOTION: To approve Lot Line Revision – Operation Roxbury, LLC / 206 North Street & 83 Forest Farm Road. Motion by Bob Munson, seconded by Pauline Krofssik and unanimously approved.

Lot Line Revision – Swift – 16 Judge Road

Lee Lord came forward with a map dated January 2017 and noted that he owns both Lot 9 and Lot 12 parcels and needs to do a lot line revision to accommodate a septic system for a future addition. The 10.7 acre lot will reduce to 8.7 acres and the 5.2 acre lot will increase to 7.2 acres.

MOTION: To approve Lot Line Revision – Operation Roxbury, LLC / 206 North Street & 83 Forest Farm Road Motion by Gary Steinman, seconded by Pauline Krofssik and unanimously approved.

Mr. Lord confirmed that the LUO has two additional maps and a copy of the Mylar.

CHAIRMAN'S REPORT

N/A

COMMUNICATIONS

Planning and Zoning Newsletter

Available Online

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 7:41 p.m. Motion by Bob Munson, seconded by Peter Mariano and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING MARCH 9, 2017 CANCELLATION NOTICE

The Regular Meeting of the Roxbury Planning Commission scheduled for Thursday, March 9, 2017 has been cancelled due to a lack of business to come before the Commission.

The next Regular Meeting is scheduled for April 13, 2017.

Respectfully submitted
Karen S. Fddy
Land Use Administrator

Dated: March 2, 2017

CC: Town Clerk



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING APRIL 13, 2017 CANCELLATION NOTICE

The Regular Meeting of the Roxbury Planning Commission scheduled for Thursday, April 13, 2017 has been cancelled due to a lack of business to come before the Commission.

The next Regular Meeting is scheduled for May 11, 2017.

Respectfully submitted
Karen S. Fddy
Land Use Administrator

Dated: April 6, 2017

CC: Town Clerk



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION SPECIAL MEETING MAY 4, 2017 MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.

Members Present: Peter Filous, Gary Steinman, Pauline Krofssik, Peter Mariano, and Alternate Deirdre Daly.

Others Present: Karen Eddy, Bethany Krett

APPROVAL OF MINUTES

Special Meeting – February 22, 2017

MOTION: To approve the minutes of the 02/22/17 Special Meeting. Motion by Gary Steinman, seconded by Deidre Daly and unanimously approved.

OLD BUSINESS

N/A

NEW BUSINESS

Lot Line Revision – Krett / 15 Welton Rd

Bethany Krett came forward with a proposal to add .81 acres to the existing 21.19 acres to preserve the PA490 forest designation. She noted that a forester has been out to certify the property. A map entitled "Map showing property of Bethany Krett, Good Hill Road & 15 Welton Road, Roxbury, CT, dated 12-8-10, revised 4-26-17 by Ronald E. McCarthy, Land Surveyor, LLC, Goshen, CT was reviewed with the Commission.

MOTION: To approve Lot Line Revision – Krett / 15 Welton Road. Motion by Gary Steinman, seconded by Peter Mariano and unanimously approved.

Zoning Referral – Proposed amendment regarding Nonconforming Dwellings.

Chair Filous explained that this proposed regulation will allow for a one time expansion on a nonconforming dwelling of 25% without having to go before the ZBA. All other requirements of expansion must be met. Gary Steinman noted that he has no issues with the concept; however, the language of the amendment is very confusing. He noted that further down in the document it allows for more than a one-time increase. The language is unclear and ambiguous. Deidre Daly agreed that the language regarding "one time" should be cleaned up. Peter Mariano also questioned whether the 25% applies to the original footprint or total square footage.

Chair Filous explained that the purpose of this amendment is to allow for expansion without the need to prove hardship to the ZBA. Gary Steinman questioned whether the limit of 25% is transferred to each new owner. Peter Filous advised that such an expansion should be recorded on the land records. It was confirmed that this process would certainly require a zoning permit.

The Commission agreed that they were agreeable in concept; however, the "one time" versus "multiple times up to 25%" is confusing. They advised that the language in general should be cleaned up and asked that this message be conveyed to the Zoning Commission. It was determined by the Planners that the regulation referred to the footprint with regard to the 25% expansion. Deidre Daly noted that it should be clarified whether the percentage should be measured against the first expansion.

MOTION: To approve in concept the proposed amendment to Zoning Regulations concerning Section 3.10.4 for a one time right to expand a nonconforming dwelling, but with reservations regarding the text.

Motion by Gary Steinman, seconded by Deidre Daly and unanimously approved.

REPORTS

Chairman's Report

N/A

COMMUNICATIONS

- Planning and Zoning Newsletter
- Available Online
 - Minutes– Zoning Commission Meetings
 - Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:11 p.m. Motion by Gary Steinman, seconded by Peter Mariano and carried unanimously.

Respectfully submitted

Tai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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ROXBURY PLANNING COMMISSION REGULAR MEETING MAY 11, 2017 CANCELLATION NOTICE

The Regular Meeting of the Roxbury Planning Commission scheduled for Thursday, May 11, 2017 has been cancelled.

The next Regular Meeting is scheduled for June 8, 2017.

Respectfully submitted
Karen S. Fddy
Land Use Administrator

Dated: May 5, 2017

CC: Town Clerk



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING JUNE 8, 2017 MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.

Members Present: Peter Filous, Bob Munson, Gary Steinman, Pauline Krofssik, and Peter Mariano, and Deidre Daly.

APPROVAL OF MINUTES

Special Meeting --- May 4, 2017

MOTION: To approve the minutes of the 05/04/17 Special Meeting. Motion by Gary Steinman, seconded Peter Mariano and unanimously approved.

OLD BUSINESS

N/A

Deidre Daly arrived at 7:33 p.m.

NEW BUSINESS

8-24 Referral –Solar Panels - 35 Lower County Road (landfill)

Gary Steinman reviewed the plan to add a solar array on the old land fill. He reviewed a map of the property and reported that the panels will generate twice the electricity needed by the municipal buildings. The savings will be \$35,000 year with a potential additional \$12,000 per year in carbon credits. The land filled was capped years ago and no pilings or footings will be required.

MOTION: To respond in the affirmative that the 8-24 Referral –Solar Panels - 35 Lower County Road (landfill) fits within the Plan of Conservation and Development. Motion by Peter Filous, seconded by Peter Mariano and unanimously approved.

8-24 Referral – Minor Bridge Road Reconstruction

The members all agreed that this road reconstruction fits within the POCD

MOTION: To respond in the affirmative that the 8-24 Referral –Minor Bridge Road Reconstruction is within the Plan of Conservation and Development. Motion by Peter Mariano, seconded by Pauline Krofssik and unanimously approved.

CHAIRMAN'S REPORT

Conservation & Development Policies: The Plan for Connecticut by the OPM

Chair Filous shared a copy of the State's plan for 2018 for which the towns can use as template for their upcoming POCD. He noted his concerns with losing a certain amount of flexibility by using this template. This is not a one size fits all plan and there is a limited amount of what Roxbury can do due to limited resources. There will be a discussion held on 6/29/17 regarding this plan that Chair Filous agreed to attend and invited the other Commissioners to join him.

COMMUNICATIONS

Planning and Zoning Quarterly Newsletter was distributed

Available Oline

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:00 p.m. Motion by Bob Munson, seconded by Pauline Krofssik and carried unanimously.

Respectfully submitted

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

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ROXBURY PLANNING COMMISSION REGULAR MEETING JULY 13, 2017 MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.
Members Present: Peter Filous, Bob Munson, Gary Steinman, Pauline Krofssik.
Members of the Public: Bill Horrigan

APPROVAL OF MINUTES

Regular Meeting - June 8, 2017

MOTION: To approve the minutes of the 06/08/17 Regular Meeting. Motion by Gary Steinman, seconded Pauline Krofssik and unanimously approved.

OLD BUSINESS

N/A

NEW BUSINESS

Zoning Referral – Exterior Lighting Regulations

The proposed Text Amendments in a memo dated 7/3/17 regarding Exterior Lighting and draft Regulation approved for public hearing on 8/14/17 were reviewed.

MOTION: To respond in the affirmative to the Zoning Referral - Exterior Lighting Regulations. Motion by Peter Filous, seconded by Gary Steinman and unanimously approved.

Zoning Referral –Treehouse Regulations

The proposed Text Amendments in a memo dated 7/3/17 regarding Treehouses and proposed regulations approved for public hearing on 8/14/17 were reviewed.

MOTION: To respond in the negative to the Zoning Referral - Treehouse Regulations. Motion by Bob Munson, seconded by Pauline Krofssik and unanimously approved.

COMMUNICATIONS

APA-CT Article on Temporary Healthcare Structures

The Planners reviewed SB922 regarding Temporary Healthcare Structures. Chairman Filous reported that the general consensus from the Zoning Commission was that they would like to opt out. Gary Steinman noted that it is a little distasteful that it is the person in need of care living in these pods and not the caregiver. Bob Munson noted that it does not appear that the pod would be on the property owner's land, but on someone like a family member's property. Peter Filous agreed that there doesn't appear to be a great need for this type of structure in Roxbury.

MOTION: To opt out with regard to APA-CT Article on Temporary Healthcare Structures until in the future when it might be advisable to opt back in. Motion by Peter Filous, seconded by Bob Munson and unanimously approved.

CHAIRMAN'S REPORT

Discussion of POCD for Connecticut

Chairman Filous reported on the COG PoCD meeting. He explained that a PoCD is being prepared for the region and reviewed the information provided at the meeting with the Planners. It was agreed that their goals are consistent with Roxbury's plan. Gary Steinman explained that they refer to a primary funding area which would be

the village. The towns can review the map and make changes as appropriate. It is expected that Zone A will be expanded at some time. It was confirmed that there are no longer funding implications of having a PoCD that does not compliment what is written for the region.

Chairman Filous discussed Smart Growth. He noted that their intent never was not to use the Smart Growth Study of 2009 and in fact it was used. He explained that it was never supposed to be condominiums with common walls. A common interest ownership development was what was proposed which would have proposed construction of single-family homes, sharing and owning in common septic systems, well and roads. The approach was not to look at a snapshot in time, but to allow the two target demographics to remain or come into Roxbury.

Chairman Filous advised that the appropriate time to revisit this matter is during the update of the PoCD. Gary Steinman noted that the housing problem still exists and the Conservation Commission is willing to examine what other towns have done with regard to this matter. Peter Filous explained that Planning should not allow themselves to have two approaches to the Smart Growth topic. It has already been determined what the town wants. He reviewed the current PoCD regarding this topic and stressed the importance regarding a unified committee going forward.

Bill Horrigan came forward and commented the many personalities involved and noted how wonderful it would be if all the Commissions could work together on this task.

Peter Filous recommended that the Planning Commission have an agenda for the next meeting with regard to alternative housing.

MOTION: To add Smart Growth to the next Planning Commission agenda. Motion by Gary Steinman, seconded by Bob Munson and carried unanimously.

Available online

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 9:05 p.m. Motion by Bob Munson, seconded by Pauline Krofssik and carried unanimously.

Respectfully submitted,
Jai Kern
Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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ROXBURY PLANNING COMMISSION REGULAR MEETING AUGUST 10, 2017 MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.

Members Present: Peter Filous, Bob Munson, Peter Mariano, Pauline Krofssik, and Deirdre Daly.

Deirdre Daly was seated for Gary Steinman

APPROVAL OF MINUTES

Regular Meeting - July 13, 2017

MOTION: To approve the minutes of the 07/13/17 Regular Meeting. Motion by Peter Mariano, seconded Bob Munson and unanimously approved.

NEW BUSINESS

Induction of new members to fill two alternate vacancies

Kristine Cody to replace Jim Hagen

The group was familiar with Kristine Cody and agreed she would make a good member.

MOTION: To appoint Kristine Cody to replace Jim Hagen as an Alternate Planning Commission Member. Motion by Deirdre Daly, seconded by Bob Munson and unanimously approved.

Lisa Richardson to replace Sheila Gross

It was noted that Lisa Richardson could not be appointed due to her party affiliation. The Commission would be unbalanced.

REPORTS

Chairman's Report

Chairman Filous distributed and reviewed a memo dated 8/10/17 entitled State PoCD, Land Use and Housing Diversity.

BUSINESS

Formulating a response to the NHCOC regarding the Connecticut PoCD

The group reviewed the information regarding the NHCOC's PoCD noting that they are looking for input from the Planning and Zoning Commissions by mid-September. Members of these Commissions are encouraged to attend the COG meetings to provide their input. Peter Filous, Pauline Krofssik and Bob Munson agreed to attend the COG meeting on 8/31 and the other members will try to attend as well.

Discussion of Roxbury's current PoCD and the need for amendment

Peter Filous recommended that the Planning Commission not begin this process until the State's PoCD is complete to insure compatibility. He noted that the current PoCD is still relevant and may not require outside consulting to update.

Suggestions to Zoning in reference to Zone A

Peter Filous reported that the NHCOC mapped Roxbury's Zone A as their primary funding area. This should be the main area of focus. Also, A should be remapped using meets and bounds (survey lot lines) to delineate Zone A as opposed to the circle currently used.

Discussion of current Subdivision Regulations

Peter Filous suggested adjusting the Conservation Subdivision Regulation to accommodate smaller lots to achieve what we would like to accomplished with Zone A.

Available Online

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:20 p.m. Motion by Bob Munson, seconded by Pauline Krofssik and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING SEPTEMBER 14, 2017

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.

Members Present: Peter Filous, Gary Steinman, Peter Mariano, and Kristine Cody

APPROVAL OF MINUTES

Regular Meeting – August 10, 2017

MOTION: To approve the minutes of the 08/10/17 Regular Meeting. Motion by Peter Mariano, seconded Peter Filous and carried. Steinman abstained.

NEW BUSINESS

Booth/75 Old Roxbury Road – Application to merge 2 lots

Brian Neff came forward and reviewed his plan (Proposed Lot Line Revision, Dogwood Farm by Brian Neff dated 8-29-17) to merge Lot 54 consisting of 81.115 acres with a lot he owns on Carriage Lane consisting of 3.176 acres in order to add an accessory building. Mr. Neff reviewed this plan for a meditation building, which will include septic and water from an existing well.

MOTION: To approve Booth/75 Old Roxbury Road – Application to merge 2 lots. Motion by Peter Mariano, seconded Gary Steinman and carried unanimously.

Josefson/344 South Street – Subdivision – preliminary discussion

Brian Neff came forward noting that Mike Josefson could not be present due to a scheduling conflict. Brian Neff explained that Mr. Josefson lives in the house on 344 South Street; however, there is enough frontage on Garnet Road to divide the lot. He presented a feasibility plan entitled: Site Development Plan, Proposed 2-Lot Subdivision, 344 South Street & Garnet Road, dated 8-31-17 by Brian Neff. The proposal is to split a 4 acre parcel with the existing house on South Street leaving the remainder of the property as the other lot with a conservation easement and an access easement strip off of Garnet Rd. The easement will be a little over 15% of the overall property. There may be a presentation to the Conservation Commission with regard to the management of the conservation easement. Mr. Neff noted that this plan will also need to be reviewed by the Inland Wetlands Commission.

The Planners discussed the proposal and found there were no serious concerns and suggested that the applicant come forward with an official application.

REPORTS

Chairman's Report

1. Discussion of current Subdivision Regulations.
Peter Filous suggested tweaking the Conservation Subdivision Regulations to overlay on all the zones. Upzoning has prevented town growth in a healthy way. This may create opportunity for smaller lots and more affordable housing.
2. Suggestions to Zoning in reference to Zone A.
It was determined that Zone A should be delineated by metes and bounds. A lot would be considered to be within Zone A if more than 50 percent of a lot is within the Zone A circle.
3. Response to the NHCOC regarding the Northwest CT POCD
Peter Filous reviewed and filled out the form with the Commission regarding the regional plan. Gary

Steinman discussed some suggestions. Peter Filous advised that there will be a public hearing regarding this matter on September 19th where members can come forward with questions and suggestions. The Commission determined that they would endorse this plan subject to review of any changes.

4. Discussion of Roxbury's current POCD and the need for amendment.

Peter Filous advised that the current PoCD should carry Roxbury through 2030. He discussed the current marketplace with regard to growth. Gary Steinman suggested that it be considered what the townspeople would like Roxbury to look like as it develops. Peter Filous noted that his only suggestion would be to create more flexibility with regard to how Roxbury can be developed to allow the future marketplace take advantage of that. Gary Steinman explained he would be interest what the community would like to be like in the future. Peter Filous noted that the Planning Commission must take a leadership role with regard to the infrastructure and what can be feasible within Roxbury's constraints.

5. Report on NHCOC 5th Thursday Forum - i.e. Public Act No. 17-39

Short term rentals were discussed at the forum. Peter Filous reported that the absent owners lending their homes to Air BNB open their neighborhoods up to disruption. Peter Mariano noted that if you search Roxbury rentals, quite a few short term rentals come up. Peter Filous explained that the private ownership allows you to do this within the regulations. However, this topic is not within the Planning Commission's purview. The Zoning Commission must deal with this matter.

AVAILABLE ON-LINE:

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:24 p.m. Motion by Peter Mariano, seconded by Gary Steinman and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING OCTOBER 12, 2017 MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:40 p.m.

Members Present: Peter Filous, Bob Munson Gary Steinman, Pauline Krofssik, and Deirdre Daly

Deirdre Daly was seated as a regular member.

APPROVAL OF MINUTES

Regular Meeting - September 14, 2017

Tabled

NEW BUSINESS

Odom – 26 Grassy Hill Road - Application to merge 3 lots

Mr. Odom came forward with a proposal to combine the additional two lots with the lot their house is located upon to create a 22 acre parcel. The group viewed the locations of the lots on the plan (Lot Line Revision Map, Subdivision of Joan M. Kratzer, mergers Lots 6, 8, 9 to make Lot 8A, N/F Stephen Odom, 26 Grassy Hill Road, Roxbury dated 9-8-17) and found no issues with this application.

MOTION: To approve the application of Odom – 26 Grassy Hill Road - Application to merge 3 lots. Motion by Steinman, seconded by Munson and carried unanimously.

Renee David – Planning Commission Alternate member

Renee David came forward and Peter Filous suggested that this matter be held until the next meeting as by then the election will be over. Ms. David introduced herself and shared her background with the group.

CHAIRMAN'S REPORT

Discussion of PA 17-170 - "Smart Growth" Initiative / POCD Review

Peter Filous explained that this Act addresses affordable housing. He noted that there will be no credit for senior housing as it applies to this Act; however, there is an opportunity for a 4 year moratorium for compliance since there are less than 2500 households in Roxbury.

Discussion of "Sustainable Connecticut" – Local Actions required

It was noted that information regarding Sustainable Connecticut was in the members' packets. Peter Filous advised that there is very little that Roxbury will have to comply with due to its uniqueness. Those who were in attendance reported on the meeting regarding this topic. Peter Filous read aloud his memo recommending action committees involving Planning and Zoning Commission members to address this matter. He suggested that this begin February 2018. Planning will continue to consider this as they go forward with the PoCD.

Discussion of current Subdivision Regulations

No discussion

Suggestions to Zoning in reference to Zone A.

Peter Filous recommended to the Zoning Commission to increase Zone A to follow the lot lines with regard to metes and bounds.

COMMUNICATIONS

Available online

- Minutes - Zoning Commission Meetings
- Minutes - Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:40 p.m. Motion by Munson, seconded by Steinman and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING NOVEMBER 9, 2017

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 p.m.

Members Present: Peter Filous, Bob Munson, Gary Steinman and Pauline Krofssik & Peter Mariano

Alternates Present: Deirdre Daly & Rene David

APPROVAL OF MINUTES

MOTION: To approve the minutes of the Regular Meeting of October 12, 2017 as presented. Motion by Peter Mariano, seconded by Gary Steinman and unanimously approved.

NEW BUSINESS

Consideration of Planning Commission Alternate, Renee David

MOTION: To go into Executive Session (to discuss the approval of Renee David as an Alternate Member of the Commission) by Peter Mariano, seconded by Gary Steinman and carried.

MOTION: To come out of Executive Session by Bob Munson, seconded by Gary Steinman and carried.

MOTION: To approve Renee David as an Alternate Members of the Planning Commission by Gary Steinman, seconded by Peter Mariano and unanimously approved.

Meeting Schedule for 2018

MOTION: To approve the meeting schedule for 2018 as presented. Motion by Peter Mariano, seconded Bob Munson and unanimously approved.

Election of Planning Commission Officers for 2018

Chairman Filous asked if there were any members interested in Officer's positions. There being no volunteers, Robert Munson noted he would run again as Vice Chair, Peter Filous agreed to continue as Chairman and Gary Steinman would run for secretary.

MOTION: To accept the slate of officers as stated: Peter Filous, Chairman, Robert Munson, Vice Chairman and Gary Steinman, Secretary. Motion by Pauline Krofssik, seconded by Peter Mariano and unanimously approved.

CHAIRMAN'S REPORT

- 1) Alternative Housing Initiative / POCD Review: Peter Filous explained that the term "Smart Growth" will no longer be used. He noted the focus will be on "Zone A" with potential adjustments to lot size, frontage and setbacks. He noted in the NHCOC meetings our Zone A was referred to as "Primary Funding Area" whereby the town could request funding for approved projects. Funding for studies such as transportation, sidewalks, traffic lights and commerce could be requested.
- 2) Formation of Action/Steering Committee - Peter Filous suggested that there be at least one member from each Land Use Board on the Committee. He remarked that Roxbury is uncomplicated as it is primarily residential with a small commercial zone. Our POCD is great plan. He foresees no major changes. Robert Munson noted the POCD was developed under Judith Kelley's leadership. The new POCD is due in 2020. Peter Filous suggested the creation of Steering committee beginning around February 2018 to start work on it. He would like to see members from all the Land Use Commissions participating in the development of the POCD from the beginning to simplify the process.

Gary Steinman noted that there should be no conflict with the Regional POCD. He also noted that Washington would like participate in an economic development package with Roxbury and Bridgewater. He noted that the possibility of changing the configuration of Zone A was discussed as a possibility.

Peter Filous noted he continues to hear “We like Roxbury the way it is.” He noted that Common Interest Ownership (CIO) is not a Planning and Zoning matter but rather a legal matter. We have Conservation Subdivision Regulations which allow lot size to be reduced by 25%.

Peter Mariano said he had heard that a large parcel of land on Route 199 has been purchased and may be divided into as many as 14 lots for potential development of vacation homes.

The possibility of using surveys and public meetings during the POCD process was noted.

- 3) Sustainable Connecticut – Peter Filous referred to the chart which list all of the quality of life programs most of which do not apply to Roxbury. Review of the applicable ones should be part of the work of the steering committee.

Peter Filous reiterated that the steering committee will kick off around next February. He asked members to consider how they want to participate. He suggested devoting a portion of each Planning meeting to the POCD rather than scheduling separate meetings.

Peter Mariano spoke of a bike trail that has been proposed from New Milford to Mass (Berkshire Valley Development) as a way of attracting young people to the area with restaurants along the route. Gary Steinman and Peter Filous spoke of trail beds in the Farmington Valley and Norfolk area.

AVAILABLE ONLINE

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:47 p.m. Motion by Steinman, seconded by Pauline Krofssik and carried unanimously.

Respectfully submitted,
Karen Eddy
Karen Eddy
Land Use Administrator

These motions are not considered official until approved at the next Regular Meeting the Roxbury Planning Commission



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING DECEMBER 14, 2017

MINUTES

CALL TO ORDER

Bob Munson, Vice Chairman called the meeting to order at 7:30 p.m.
Members Present: Bob Munson, Gary Steinman, Peter Mariano and Pauline Krofssik
Alternates Present: Deirdre Daly, Renee David and Kristine Cody
Staff Present: Julie Cady, Clerk and Karen Eddy, LUA
Others Present: Paul Szymanski

SEATING OF MEMBERS

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

APPROVAL OF MINUTES

MOTION: To approve the minutes of the Regular Meeting of November 9, 2017 as amended. Amended to include Alternate Kristine Cody as being present at the meeting. Motion by Gary Steinman, seconded by Peter Mariano and carried.

NEW BUSINESS

The Woods Roxbury, LLC/206 North Street- First Cut Application

Paul Szymanski of Howland Assoc. came forward to represent the applicant, The Woods, LLC, 206 North Street. He reviewed a site plan entitled *First Division of Property Map prepared for The Woody Roxbury, LLC, 206 North Street, dated November 17, 2017*. He explained that the applicant is seeking a 4.09-acre first cut of the property which will include the existing house and cottage. Mr. Szymanski stated that they have demonstrated compliance with the regulations by including a 250' diameter circle and by meeting the frontage requirements. He stated that plans were also submitted to the Health Department to show a reserve septic area. The first cut shown as Lot A would carve out a 4.09-acre parcel and would leave a remaining 60.7-acre parcel.

Gary Steinman noted that the assessor's records show the property as a single parcel which includes property on both sides of North Street. Paul Szymanski acknowledged this and suggested that the tax card was incorrect and needed to be updated since Route 199 clearly bisects the property. Vice Chairman Munson stated that this would not be an issue as the first cut was located on one side of the road and the properties are separated by the road.

MOTION: To approve the First Cut of The Woods, LLC/206 North Street. Motion by Gary Steinman, seconded by Renee David and unanimously approved.

CHAIRMAN'S REPORT

No report was given.

COMMUNICATIONS

The approved Meeting Schedule for 2018 was distributed to members.

Gary Steinman raised the issue of a State motivated effort regarding sustainability and he noted that Jessica Patterson has been put in charge of the group. He suggested that the town might consider including an economic development chapter and a sustainability plan in the upcoming POCD.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:44 p.m. Motion by Peter Mariano, seconded by Gary Steinman and carried unanimously.

Respectfully submitted,

Julie Cady

Julie Cady, Secretary

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