



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING JANUARY 21, 2016

CANCELLATION NOTICE

The Zoning Board of Appeals Regular Meeting for January 21, 2016 has been cancelled due no applications being filed.

Respectfully submitted,
Jai Kern
Tai Kern, Secretary

Date: 01/12/16



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS PUBLIC HEARING FEBRUARY 18, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chairperson, called the meeting to order at 7:40 p.m.

IDENTIFICATION OF MEMBERS

Members Present: Judith Kelly, Nanette Falkenberg, Margaret Miner and Karen Kopta.

Alternates Present: Nancy Schoenholtz

Alternate Nancy Schoenholtz was seated as a Regular Member.

Others Present: Elliot Davis and Jeremy Oskandy and members of the public

BUSINESS

MH Property, LLC., Assessors Map 08 Lot 033, located at 5 Mine Hill Rd.

Case file 2016-0068, for a variance for a proposed historic reconstruction of former train station. Ref: Zoning Regulations variance from 5.3.1(c) – All buildings shall have a minimum of fifty (50) feet from the street line and rear property line and 3.10.4 - No nonconforming building devoted to a conforming use shall be enlarged, extended, reconstructed or structurally altered on the exterior except where the results of such change is to reduce or eliminate the non-conformity.

- Read legal notice into the record

Chairperson Falkenberg read the legal notice of this public hearing for the record.

- Confirmation of certified mailings

Jeremy Oskandy submitted the receipts of certified mailings to abutters for the record.

- Applicant presentation

Elliot Davis, owner of the old Roxbury Station, came forward and reviewed the history of this project. He described the buildings on the property and the proposal for a distillery. Photos of the building in question were distributed. It was noted that the building is in disrepair and the foundation is collapsing. The plan is to restore this building to its original form with awnings and platforms. Photos of the building 140 years ago were distributed. He explained that the building is four feet from the road. Overtime the road has encroached onto the property toward this building. The proposal to move the building back to a more conforming location. A floor plan and elevation sketch dated 12/21/15 was reviewed. The intended use for this building is a community space not directly related to production.

Margaret Miner asked Mr. Davis to compare this proposal to the distillery in Litchfield. Elliot Davis advised that the Litchfield distillery has more square footage. Mr. Davis noted that modest signage will be used. The train station is the only building that will require a variance. This application was preceded by Inland Wetlands, Planning and Zoning approvals.

Jeremy Oskandy reviewed the location of the building on the map dated 1/21/16 entitled Proposed Survey Map. A variance is being requested with regard to the 50 foot setback line as referenced in 5.3.1.(c) even though the building is being moved back it will remain within the setback. The nonconformity will be reduced to 2 feet with the platform. The building's nonconformity will be reduced to 10 feet. Currently the corner of the building is 1.8 from the boundary.

Mr. Oskandy explained that they are also requesting a variance for 3.10.4 regarding the structural alteration as the plan is to rebuild the foundation within the 50 foot setback. Elliot Davis clarified that this will not only be a new foundation, it will be an extensive reconstruction of the building as the entire backside of the building has bowed out. He explained that they intend to save as much of the building as possible; however, will rebuild what is necessary. Therefore, technically this is a reconstruction and not a restoration.

- Questions from the Board

It was confirmed for Karen Kopta that the platform will be added to three sides of the building. The ADA access will be on the south side along with handicap parking in the back to meet current codes.

The parking plan was reviewed for Nanette Falkenberg, which is throughout the site. Most of the parking will be permeable in an effort to look natural.

It was confirmed for Nancy Schoenholtz that building will remain within the 50 feet setback; however, this plan will reduce the nonconformity.

- Public comment

Chairperson Falkenberg read six letters received from the public in support of this proposal from:

- Land Trust, Susan Payne
- Spenser Houldin
- Marc Olivieri
- Arietta Slade and Sam Felder
- Sterett-Gittings Kelsey
- Kerri Arsenault and Andrew Wood

Chairperson Falkenberg looked for questions from the public.

Renee David of 13 Mine Hill Road questioned how many toilets would be in the building. Elliot Davis advised that there will be two ADA unisex bathrooms in the Station building. She inquired about the plans for the island across the road. Mr. Davis explained that the island belongs to the State and cannot be used by the Station. Ms. David questioned the number of parking spaces. Mr. Davis noted that they are required to have 11 spaces; however, expect to have quite a bit more.

Susan Purdy of 43 Mine Hill Road came forward as a neighbor in support of this plan. She commends this project and the proposal to include a handicap lift and bathrooms. She asked whether there would be an increase in blacktop on the site. The limited paved portions of the site were reviewed.

Chairperson Falkenberg confirmed that there were no further questions from the public or Board.

CLOSE OR CONTINUE PUBLIC HEARING

A motion was made to close the public hearing for MH Property, LLC., Assessors Map 08 Lot 033, located at 5 Mine Hill Rd., case file 2016-0068 at 8:05 PM, motion by Judith Kelly. The motion was seconded by Karen Kopta and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING FEBRUARY 18, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chairperson, called the meeting to order at 8:06 PM.

IDENTIFICATION OF MEMBERS

Members Present: Judith Kelly, Nanette Falkenberg, Margaret Miner and Karen Kopta.

Alternates Present: Nancy Schoenholtz

Alternate Nancy Schoenholtz was seated as Regular Member.

Others Present: Elliot Davis and Jeremy Oskandy

A motion was made to adjust the agenda to review New Business to accommodate those present. Motion by Nancy Schoenholtz. The motion was seconded by Judith Kelly and carried unanimously.

NEW BUSINESS

MH Property, LLC., Assessors Map 08 Lot 033, located at 5 Mine Hill Rd.

Case file 2016-0068, for a variance for a proposed historic reconstruction of former train station. Ref: Zoning Regulations variance from 5.3.1(c) – All buildings shall have a minimum of fifty (50) feet from the street line and rear property line and 3.10.4 - No nonconforming building devoted to a conforming use shall be enlarged, extended, reconstructed or structurally altered on the exterior except where the results of such change is to reduce or eliminate the non-conformity.

Karen Kopta questioned the hardship noted on application as "the existing building is to be relocated to allow the former train station to be reconstructed in to its original state. Existing building is nonconforming and the relocation will make it more conforming". She commented that this was a wonderful presentation and feel it is a wonderful project, but wondered if this statement is enough to fulfill the hardship requirement.

Judith Kelly noted that where the application states that the building will be reconstructed to its original state and that they are reducing the nonconformity should be enough to constitute a hardship.

Nancy Schoenholtz and Nanette Falkenberg suggested that the Town Attorney advise whether a hardship is required if the nonconformity is being reduced.

Margaret Miner discussed Mr. Davis' presentation and the fact that the unique hardship is that the road has extended upon this property along with the variety problems of the site that would make it difficult to do anything with the building in its present place. Nancy Schoenholtz agreed and noted that the structure is currently unstable.

Nanette Falkenberg noted that she heard the hardship expressed more clearly in the presentation with regard to the restoration of the building with historical integrity and for the safety of building. Judith Kelly agreed that health, welfare and safety were touched upon in the presentation and are acceptable criteria for a hardship.

A motion was made to approve the variance request for MH Property, LLC., Assessors Map 08 Lot 033, located at 5 Mine Hill Rd. Case file 2016-0068, for a variance for a proposed historic reconstruction of former train station. Ref: Zoning Regulations variance from 5.3.1(c) – All buildings shall have a minimum of fifty (50) feet from the street line and rear property line and 3.10.4 - No nonconforming building devoted to a conforming use shall be enlarged,

extended, reconstructed or structurally altered on the exterior except where the results of such change is to reduce or eliminate the non-conformity. Motion by Margaret Miner, seconded by Nancy Schoenholtz and carried unanimously.

Margaret Miner approved this variance because she feels the request is consistent with long standing goals of the Town, the hardship is associated with the unique condition of property, the proposed use is appropriate for the zone, and the present nonconformity is being reduced.

Judith Kelly agreed with the reasoning presented by Margaret Miner and added that she is also voted to approve this variance as it is in favor of safety for the building and road.

Nancy Schoenholtz agreed with the variance and the reasons presented and added that she is also in favor of restoring the historic nature of the building as well as stabilizing the building.

Karen Kopta explained that the community has watched this building deteriorate. This is an important part of Roxbury's history and it is exciting and important to have a new business in town with a plan for historical accuracy. Therefore, for these reasons as well as reasons previously presented she is in favor of this variance.

Judith Kelly agreed with reasoning presented by Margaret Miner and added that she also is in agreement with this variance as it is in favor of safety for the building and road. This is a wonderful and long overdue project. She admires the enthusiasm and thoroughness of plan. The decrease of nonconformity is an important aspect of this plan. The proposal will aid in the safety of road and increase historic value of the area and town.

Nanette Falkenberg is in favor of this variance for all reasons noted, specifically due to the reduction of the nonconformity and the recognition of historical significance of site.

APPROVAL OF MINUTES

November 19, 2015 Regular Meeting

A motion was made to approve the minutes of the November 19, 2015 Regular Meeting. Motion by Judith Kelly. The motion was seconded by Karen Kopta and carried unanimously.

OTHER BUSINESS

The members agreed that they would like clarification from the Town Attorney as to whether the fact that a property is nonconforming is in itself a hardship. Judith Kelly agreed to work on the application checklist over the course of the next month.

ADJOURNMENT

A motion was made at 8:45 PM to adjourn. Motion by Nanette Falkenberg. The motion was seconded by Margaret Miner and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS PUBLIC HEARING MARCH 17, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chairperson, called the meeting to order at 7:33 PM.

IDENTIFICATION OF MEMBERS

Members Present: Judith Kelly, Nanette Falkenberg, Bill Davies, Margaret Miner.

Alternates Present: Nancy Schoenholtz and Ed Cady

Alternate Ed Cady was seated as a Regular Member.

Others Present: Jean O'Reilly, Chuck Holton, Karen and James Kopta, and ZEO John Cody.

BUSINESS

Jean & Richard O'Reilly, Assessors Map 34 Lot 18, located at 34 Rucum Rd.

Case file 2016-0069, variance to add 6' x 12' to first floor bedroom. Ref: Zoning Regulations variance from 3.10.4 Nonconforming property.

- Read legal notice into the record

Chairperson Falkenberg read the legal notice of this public hearing for the record.

- Confirmation of certified mailings

Jean O'Reilly submitted the receipts of certified mailings to abutters for the record.

- Applicant presentation

Chuck Holton, authorized agent, and Jean O'Reilly, owner, came forward. Ms. O'Reilly presented photos of the house showing where they would like to bump out the roofline in the rear of the house and extend an additional 6 feet to add an addition. She presented the plans to the group to add on to the existing 10' x 10' room. A fireplace will be added as the room is not included on the house generator.

- Questions from the Board

Margaret Minor questioned whether there is something that is different about this house that differentiates it from the neighborhood. She asked if there are other houses in the neighborhood that have the amenity that Ms. O'Reilly is seeking. It was explained that this is a unique lot and that the other houses were built after this house.

Bill Davies questioned the square footage of the existing house. Ms. O'Reilly reported that the house is approximately 2600 square feet and noted that the original house was built in 1735 prior to the building of the road.

Ed Cady asked about the stairs. Ms. O'Reilly noted that they would like to eliminate use of stairs. They would like to sleep on first floor.

- Public comment

No one from the public was present to comment.

- Close or continue public hearing

A motion was made to close the public hearing at 8:00 PM, motion by Judith Kelly. The motion was seconded by Bill Davies and carried unanimously.

Karen Kopta, Assessors Map 22 Lot 001, located at 318 North Street

Case file 2016-0070, variance to remodel and repair an enclosed porch and open porch on the existing footprint. Replacing and upgrading windows and structural support. Ref: Zoning Regulations variance from 3.10.3 & 3.10.4 Nonconforming property.

Karen Kopta reported that she would like to withdraw this application as she found a resolution for which there was no need for variance.

- Close or continue public hearing

A motion was made to close the public hearing at 8:00 p.m. Motion by Ed Cady. The motion was seconded by Bill Davies and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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Zoning Board of Appeals

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ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING MARCH 17, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chairperson, called the meeting to order at 8:00 PM.

IDENTIFICATION OF MEMBERS

Members Present: Judith Kelly, Nanette Falkenberg, Margaret Miner and Bill Davies.

Alternates Present: Nancy Schoenholtz and Ed Cady

Alternate Ed Cady was seated as Regular Member.

Others Present: Jean O'Reilly, Chuck Holton, Karen and James Kopta, and ZEO John Cody.

NEW BUSINESS

Jean & Richard O'Reilly, Assessors Map 34 Lot 18, located at 34 Rucum Rd

Case file 2016-0069, variance to add 6' x 12' to first floor bedroom. Ref: Zoning Regulations variance from 3.10.4 Nonconforming property.

Bill Davies reported that he finds no issues with this proposal. This is a common sense addition to a unique property due to how close the road is on both sides and the timeframe in which the house was built.

Margaret Minor felt that the Board should not accept the reason given as a hardship as physical problems are not supposed to be a hardship. There seems to be a clear hardship with the lot. It was noted that safety has been an acceptable hardship for past applications. Ed Cady noted that he did not have difficulty with stairs as a hardship.

Judith Kelly noted that this addition would have a minimal impact, it is a unique lot, and the road was built after the house.

Nanette Falkenberg agreed with all the previous comments. There is nowhere to put an addition on the house that would not increase the nonconformity.

A motion was made by Bill Davies to approve the application of Jean & Richard O'Reilly, Assessors Map 34 Lot 18, located at 34 Rucum Rd. Case file 2016-0069, variance to add 6' x 12' to first floor bedroom - Ref: Zoning Regulations variance from 3.10.4 Nonconforming property- based upon the fact that the house was built long before Zoning Regulations and the road was put in after the house which made it a nonconforming structure. The size of the addition is reasonable and only a small percentage of the current square footage. The motion was seconded by Ed Cady.

Discussion:

Margaret Minor is in favor of this variance for the aforementioned reasons and that this appears to be a unique lot.

Ed Cady is in favor for the reasons stated and due to the occupant's difficulty with stairs.

Judith Kelly is in favor due to the fact that the road was built after house and this would have a minimal impact.

Nanette Falkenberg approves of this variance for all of the reasons stated.

Motion carried unanimously.

Karen Kopta, Assessors Map 22 Lot 001, located at 318 North Street

Case file 2016-0070, variance to remodel and repair an enclosed porch and open porch on the existing footprint. Replacing and upgrading windows and structural support. Ref: Zoning Regulations variance from 3.10.3 & 3.10.4 Nonconforming property.

This application was withdrawn at the public hearing.

APPROVAL OF MINUTES

February 18, 2016 Public Hearing

A motion was made to approve the minutes of the February 18, 2016 Public Hearing as amended. Motion by Margaret Miner. The motion was seconded by Nanette Falkenberg.

Discussion: Under New Business 2nd paragraph the word "feels" was corrected.

5th paragraph the word "of" was added.

9th paragraph the word "is" was deleted.

Motion carried. Cady and Davies abstained.

February 18, 2016 Regular Meeting

A motion was made to approve the minutes of the February 18, 2016 Regular Meeting as amended. Motion by Margaret Miner. The motion was seconded by Nanette Falkenberg.

Discussion: It was added that Jeremy Oskandy is from Arthur H. Howland and Associates, P.C.

Under Questions from the Board the word "the" was added to the 3rd paragraph.

Motion carried. Cady and Davies abstained.

OTHER BUSINESS

The new ZEO, John Cody, was introduced. Chairperson Falkenberg reported that they have discussed the ZEO's formal obligations to the ZBA both with John and with First Selectman Barbara Henry and it has been recommended that since the ZEO/WEO is currently funded by Zoning and Wetlands budget, additional funds will be added to the ZBA's budget to accommodate time devoted to ZBA matters. The Town will be adding an hour per week to the ZEO's position, which will add up to 52 hours per year as of July 1, 2016 if the FY 16/17 Budget is approved by the townspeople. Additionally, Chairperson Falkenberg also spoke with Barbara Henry about having the Town Attorney speak with the Board to better understand the process and what constitutes a hardship. Funds are already in the budget for this. She advised that this Board should organize their questions before they meet with the Town Attorney.

Judith Kelly distributed a revised application checklist. She explained that she tried to reinforce the fact that the applicant has the responsibility of providing information to prove their case for a hardship. The Board questioned whether anything on the checklist could be mandated. The checklist was reviewed and further revised by the Board. Ms. Kopta joined in this discussion.

The Board agreed that the application fee should be returned to Karen Kopta for her withdrawn application if allowable.

The group discussed Zoning Regulations with ZEO John Cody and the reasons why applications come before the ZBA. It was agreed that this matter would also be further discussed with the Town Attorney.

ADJOURNMENT

A motion was made at 9:09 PM, to adjourn. Motion by Bill Davies. The motion was seconded by Ed Cady and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS PUBLIC HEARING APRIL 21, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chair, called the meeting to order at 7:30 PM.

IDENTIFICATION OF MEMBERS

Members Present: Nanette Falkenberg, Bill Davies, Margaret Miner and Karen Kopta.

Alternates Present: Ed Cady

Alternate Ed Cady was seated as a Regular Member.

Others Present: Marc Olivieri and Steve Lasar

BUSINESS

Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd.

Case file 2016-0071, variance to move the small 19th century barn away from Painter Hill Rd. 10' onto a new foundation to allow for proper sightline from driveway. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4

- Read legal notice into the record

Chair Falkenberg read the legal notice of this public hearing for the record.

- Confirmation of certified mailings

Marc Olivieri submitted the receipts of certified mailings to abutters for the record.

- Applicant presentation

Marc Olivieri, agent, and Steven Lasar, architect, came forward and reviewed the history with the ZBA on the site. He identified the barns on the site map and explained that they are proposing to move back the small barn 10 feet for a better sight line for the driveway. Chair Falkenberg noted that the record contains an e-mail from Barbara Henry confirming that the barn would need to be moved for the driveway sight lines.

Mr. Olivieri explained that a variance was previously granted for the other barn and which will now need to be moved 5 feet back to meet the sight line requirements. It was determined this matter would be further discussed after this hearing.

It was noted that the larger buildings for which they have Zoning permits are 90 feet from the road. The barns are for agricultural purposes. This will be a gentleman's farm. Drawings of the barns were presented. The specific use for the barn in question has not yet been determined.

Mr. Olivieri does not know of any opposition from the neighbors.

- Questions from the Board

Ed Cady asked for the reason why the barn could not be moved back further to be conforming. Mr. Olivieri explained that the Historic District Commission likes this plan. The reason they do not want to move the barn back further is for historic reasons and this proposal meets the sight line requirements. A redesign would be required to make the barn conforming.

Ed Cady reported that he viewed the property and confirmed that this is not a flat lot and there are not unlimited places to put this barn. Mr. Olivieri advised that Mr. Rower does have a lot of property; however, he wants to preserve, reserve and restore the property.

Bill Davies explained that he feels that this Board is charged with preserving the historic nature of Roxbury and agreed that there are challenges in trying to make the setback work due to topography. He noted that the driveway would need to be redesigned if barn was moved further back.

Karen Kopta agreed with regard to the matter of the topography. She would prefer that the barn remain as opposed to being removed for the safety of the driveway.

The Board asked that the hardship be stated by the agent for the applicant. Marc Olivieri stated that the hardship is to keep the property in agricultural use, to expand agricultural use, to maintain some historical aspect of the property while compromising for practical considerations of the driveway. The hardship is safety.

Nanette Falkenberg noted that if there is somewhere else you can put this barn then there is no hardship. Steve Lasar advised that it is not possible to move the driveway. Ms. Falkenberg asked that he state the obstacles to making this conforming because the first preference is to make it conforming. Mr. Olivieri stated that moving the driveway would put it in the wetlands. He explained that by the time they reconfigure the entire property the wetlands would be compromised.

Ms. Falkenberg questioned why it is not feasible to move the barn back beyond setback requirements. Mr. Lasar stated they would have to move back new building to move the barn back. The new building is constrained by the property line and wetlands.

- Public comment
No one from the public was present to comment.

ADJOURNMENT

A motion was made to close the public hearing at 8:13 PM, motion by Bill Davies. The motion was seconded by Margaret Miner and carried unanimously.

Respectfully submitted,
Jai Kern
Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING APRIL 21, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chair, called the meeting to order at 8:15 PM.

IDENTIFICATION OF MEMBERS

Members Present: Nanette Falkenberg, Margaret Miner, Karen Kopta and Bill Davies.

Alternates Present: Ed Cady

Alternate Ed Cady was seated as Regular Member.

Others Present: Marc Olivieri and Steven Lasar

NEW BUSINESS

Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd.

Case file 2016-0071, variance to move the small 19th century barn away from Painter Hill Rd. 10' onto a new foundation to allow for proper sightline from driveway. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4

Margaret Miner stated that she is in favor of this request because making the farm functional is consistent with the Plan of Conservation and Development. All the work done to preserve historic barns was not to put them out of sight. To move the barn further away would be difficult due to wetlands impact and could create another nonconformity. The applicant has been instructed by the town officials that he has to move the barn back.

Ed Cady agreed with all of Margaret Miner's points. He would like to see the barn saved and thinks the proposal is reasonable.

Bill Davies sees the hardship as that the barn was built on the road and now there is a safety issue. He finds this to be a reasonable request. The goal is to keep and preserve barns. There are definitely topography and wetlands issues which prevent making this conforming.

Karen Kopta also stated she was in favor for all of the aforementioned reasons. The issues of safety and topography are more than enough to justify approval.

Nanette Falkenberg also supports the variance as there is not an easy way to make the barn conforming without interfering with wetlands or creating another nonconformity.

A motion was made by Margaret Miner to approve the application of Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd. Case file 2016-0071, variance to move the small 19th century barn away from Painter Hill Rd. 10' onto a new foundation to allow for proper sightline from driveway. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4. The motion was seconded by Ed Cady and carried unanimously 5-0.

APPROVAL OF MINUTES

March 17, 2016 Regular Meeting

A correction was made to note that Dan Gunnip was present and not James Kopta.

A motion was made to approve the minutes of the March 17, 2016 Regular Meeting as amended. Motion by Margaret Miner. The motion was seconded by Karen Kopta and carried unanimously.

March 17, 2016 Public Hearing

A correction was made to note that Dan Gunnip was present and not James Kopta.

A motion was made to approve the minutes of the March 17, 2016 Public Hearing as amended. Motion by Margaret Miner. The motion was seconded by Bill Davies and carried unanimously.

OTHER BUSINESS

Marc Olivieri came forward to discuss the other barn on the Rower property. The previous variance was three feet from the road; however, the new construction would be eight feet from the road to allow for the sight line requirements. The driveway permit issued by the Town of Roxbury was read. The Board advised that the application process would be required to grant a different variance with regard to this structure. Nanette Falkenberg noted that within the stipulations of the existing variance there is a stipulation that this is not to be used as a residence.

The Board discussed that they still require guidance on whether an existing nonconformity, topography and safety are hardships and will try to schedule a meeting with the Town attorney to clarify this matter. Additionally, the Board requested that the format of their agenda be revised to allow for the decision for each public hearing to be discussed directly after the public hearing. Once a decision is reached, then the next public hearing would be opened.

ADJOURNMENT

A motion was made at 9:00 PM to adjourn. Motion by Bill Davies. The motion was seconded by Ed Cady and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS PUBLIC HEARING / REGULAR MEETING MAY 19, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chair, called the meeting to order at 7:30 PM.

IDENTIFICATION OF MEMBERS

Members Present: Nanette Falkenberg, Judith Kelly, Margaret Miner and Karen Kopta.

Alternates Present: Ed Cady, Nancy Schoenholtz

Alternate Nancy Schoenholtz was seated as a Regular Member.

Others Present: ZEO John Cody, Marc Olivieri, Steven Lasar, Jeff Mose, Brenden Kolnick, Susan Payne, Brian Neff, Arthur and Joanna Green Copel

PUBLIC HEARING

CALL TO ORDER

IDENTIFICATION OF ZONING BOARD OF APPEALS MEMBERS PRESENT

Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd.

Case file 2016-0072, variance to reconstruct previously existing barn 5 feet further from Painter Hill Rd. to achieve safety traffic sight lines. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4

- Confirmation of certified mailings

Chair Falkenberg read the legal notice for the record. Notices to abutters were confirmed to be in the file.

- Applicant presentation

Steven Lasar and Marc Olivieri came forward and explained that in 2008 a variance was received to rebuild this barn that had deteriorated. However, once the recent driveway permit application was submitted it was realized that this building needs to be moved five feet back to achieve the sightline requirements. It was explained that this variance request is to change a plan that was granted in 2008 five feet further from the road.

- Questions from the Board

Nanette Falkenberg inquired how this building would be used. It was advised that the barn would be for personal storage and tractors from the farm. She asked if there is any other place on property it can go. It was explained that moving the building back further would encroach on the wetlands. This is the same issue for which a variance was received last month for a different barn. Ms. Falkenberg explained that the difference in this application is that there is no barn currently standing and this should be treated as new construction. This is not a renovation of a historic barn because there is no barn there.

Margaret Minor asked for the reasons from the variance given in 2008. The file from 2008 was reviewed.

Mr. Olivieri confirmed for Nancy Schoenholtz that this will be a new foundation with timber frame structure approximately 8 feet from the road. The Board was reminded that a variance was granted last month for the existing barn to be rebuilt 10 feet from the road

- Public comment

Mr. Copel explained that the foundation that currently sits on the site is in a disastrous state and something must be done. He would have no objection with a building 8 or 10 feet from the road. Mr. Lasar explained that the newly proposed barn will be an exact replication of what was there.

- Additional Questions from the Board

Chair Falkenberg reviewed the minutes of the 2008 approval noting that a condition was that the barn was not to be used as a residence. The reasons for the approval in 2008 include the preservation of rural character. Chair Falkenberg advised that case law changed since that decision. This is part of a more extensive development of the property and it is difficult to find hardship

Mr. Olivieri explained that the new buildings will be modern buildings and the only preservation to maintain the historic integrity of the site would be to rebuild this barn.

Ed Cady noted that the fact that the foundation is still there shows intent to rebuild the deteriorated building

Margaret Miner questioned whether in fact the Historic District is interested in seeing this approved. Mr. Olivieri explained that the Historic District Commission has no jurisdiction over this matter, but are pleased that the plan does have this historic aspect to it. Ms. Miner confirmed that the equipment will be for farm use and questioned whether this building is required for equipment or if the equipment can be stored elsewhere. Mr. Lasar explained that storing the equipment elsewhere would destroy the integrity of the project. A barn would have to be behind the building where there are wetlands. Margaret Miner questioned whether this is an as of right agricultural activity.

Karen Kopta asked for the hardship to be stated. Mr. Lasar noted that if they have to move building back to setback line the project will not work because it would be too close to the side property line and in wetlands area.

Nanette Falkenberg questioned whether the equipment can be stored someplace else on the property. It was advised that this is possible, but the hardship would be that you could not use this historic barn.

Karen Kopta asked whether the driveway can be rearranged so the old variance can be used. Mr. Olivieri advised that this property has wetlands and wetlands are really the hardship. The historic value is also a hardship. He noted that the PoCD places a high priority on historic value. Most buildings that have historic significance sit close to the road.

Nanette Falkenberg reminded the group that this building does not exist. Nancy Schoenholtz confirmed that building was there previously.

John Cody asked to see site plan showing the wetlands. Mr. Lasar reviewed 100 foot regulated area line that runs behind the new buildings.

Margaret Miner asked if it has been considered to implement the existing variance in part. Mr. Lasar and Mr. Olivieri confirmed that there is an approval to rebuild without the driveway. They are asking to move it back 5 feet to accommodate the sightline. Ed Cady questioned whether the barn can be rebuilt five feet smaller under the existing variance.

- Close or continue public hearing

Motion to close the public hearing for Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd. Case file 2016-0072, variance to reconstruct previously existing barn 5 feet further from Painter Hill Rd. to achieve safety traffic sight lines. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4. Motion by Margaret Miner, seconded by Judith Kelly

Discussion: Mr. Olivieri questioned whether the building can be rebuilt 5 feet shorter using the existing variance. Nanette Falkeberg advised that the plan can be adapted to meet the driveway requirements. Margaret Miner withdrew her motion.

Motion to continue to the public hearing to the June ZBA meeting for Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd. Case file 2016-0072, variance to reconstruct previously existing barn 5 feet further from Painter Hill Rd. to achieve safety traffic sight lines. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4. Motion by Margaret Miner, seconded by Nanette Falkenberg and carried unanimously.

REGULAR MEETING

Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd.

Case file 2016-0072, variance to reconstruct previously existing barn 5 feet further from Painter Hill Rd. to achieve safety traffic sight lines. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4

Tabled - Public Hearing was continued to June 16, 2016.

PUBLIC HEARING

Roxbury Land Trust, Inc., Assessors Map 8 Lot 9, located at 6 Mine Hill Rd.

Case file 2016-0073, variance to construct handicap access ramp to the Roxbury Land Trust Office. Ref: Zoning Regulations variance from 5.3.1(c)

- Confirmation of certified mailings.

The legal notice was read for the record. The certified mailings to abutters were confirmed to be in the file.

- Applicant presentation

Brian Neff and Susan Payne came forward and reviewed 5/3/16 plans entitled Handicap Access Ramp and Proposed Addition to Plot Plan dated 4/20/16.

Mr. Neff distributed a detailed explanation for the variance and read it for the record which noted that the existing building is more than 100 years old and was constructed prior to the adoption of the Zoning Regulations. The building is approximately 1 foot away from the front property line; therefore, nonconforming. The handicap access ramp installation is required by the CT Building Code to provide access to the Land Trust Office in compliance with the Americans with Disabilities Act.

Mr. Neff explained that they located the ramp in the back of the building to be as conforming as possible. The handicap parking will be adjacent and paved. If this variance is not granted the Land Trust Office will not be ADA compliant.

- Questions from the Board - N/A
- Public comment - N/A
- Close or continue public hearing

Motion to close the public hearing for the Roxbury Land Trust, Inc., Assessors Map 8 Lot 9, located at 6 Mine Hill Rd. Case file 2016-0073, variance to construct handicap access ramp to the Roxbury Land Trust Office. Ref: Zoning Regulations variance from 5.3.1(c). Motion by Nancy Schoenholtz, seconded by Margaret Miner and carried unanimously.

REGULAR MEETING (continued)

Roxbury Land Trust, Inc., Assessors Map 8 Lot 9, located at 6 Mine Hill Rd.

Case file 2016-0073, variance to construct handicap access ramp to the Roxbury Land Trust Office. Ref: Zoning Regulations variance from 5.3.1(c)

Karen Kopta was in favor of this variance and noted that this is a well thought out proposal and there must be a handicap ramp for a public building.

Margaret Miner was also in favor and noted that this is a unique property with a unique problem.

Nanette Falkenberg agreed that this is a well thought out proposal and it is federal law to have handicap access.

Judith Kelly explained that this is a very timely request with the recent Zoning Regulation revisions regarding handicap ramps. She is in favor of granting this variance.

Nancy Schoenholtz found no concerns with this request and is in favor of granting the variance.

A letter of support for this project from Elliott Davis, an adjacent property owner, was read aloud.

Nanette Falkenberg directed that the hardship should be recorded specifically regarding the nonconformity and the need to be in compliance with the ADA. Margaret Miner noted that the wetlands also form a part of the hardship.

Motion to approve the application of Roxbury Land Trust, Inc., Assessors Map 8 Lot 9, located at 6 Mine Hill Rd. Case file 2016-0073, variance to construct handicap access ramp to the Roxbury Land Trust Office. Ref: Zoning Regulations variance from 5.3.1(c). Motion by Margaret Miner, seconded by Karen Kopta and approved 5-0.

PUBLIC HEARING

Brendan Kolnick, Assessors Map 18 Lot 45, located at 2 Hemlock Rd.

Case file 2016-0075, variance to restore one story cottage and add two cupolas. Ref: Zoning Regulations variance from 3.10.4.

- Confirmation of certified mailings.

The legal notice was read for the record and certified mailings to abutters were confirmed to be in the file.

- Applicant presentation

Jeff Mose came forward and reviewed the Zoning Location Survey dated January 21, 2015 showing the entire site. He explained that the plan is to upgrade the buildings for rental. He is working with Health Dept. for a septic and well plan which currently ties in with the property across the street and is proposed to be a separate system and designed for a five bedroom house. He explained that the building is in poor shape and as part of the renovation they would like to take advantage of space differently. Cupolas have been added to allow for extra light. The other exterior change is to remove the bay window which reduces the nonconformity. This is a pre-existing nonconforming building and predates Zoning Regulations. The current foundation will stay the same. Parking areas will be reestablished on the property in an effort to get the parking off the street.

- Questions from the Board

It was confirmed by Mr. Mose that the buildings are not separate tax lots and both buildings are used for rental. One of the buildings will be classified as a primary dwelling.

Ed Cady noted that getting the vehicle parking off the road is a good idea.

Nanette Falkenberg explained that without the cupola this proposal would be reducing the nonconformity.

Margaret Miner questioned whether there is a better way to get light into the building other than the cupola. Mr. Mose advised that a skylight would be seen from the road and would not be as nice of a look. There is historic precedent for this kind of an addition.

Mr. Mose confirmed for Nanette Falkenberg that the chimney will be removed from the roof.

Judith Kelly clarified that the cupola is a change to a nonconforming building that requires a variance.

Mr. Mose advised that they are willing to restrict size of cupola or eliminate it if necessary to receive this variance.

- Public comment - N/A

- Close or continue public hearing

A motion was made to close the public hearing for Brendan Kolnick, Assessors Map 18 Lot 45, located at 2 Hemlock Rd. Case file 2016-0075, variance to restore one story cottage and add two cupolas. Ref: Zoning Regulations variance from 3.10.4. Motion by Judith Kelly, seconded by Karen Kopta and carried unanimously.

REGULAR MEETING (continued)

Brendan Kolnick, Assessors Map 18 Lot 45, located at 2 Hemlock Rd.

Case file 2016-0075, variance to restore one story cottage and add two cupolas. Ref: Zoning Regulations variance from 3.10.4.

Nancy Schoenholtz explained that as she understand it the cupola is the only issue. Otherwise, there is somewhat of a decrease in nonconformity by reducing the bay window. She is fine with this proposal; however, it is hard to find the hardship.

Karen Kopta explained that she sees this as a remodel on the same footprint of the existing structure. This is an improvement by getting the parking off the street. Cupolas seem aesthetically in keeping with the barn like look and have a purpose. She would be in favor of approving this variance. However, she would be in agreement with the restriction of the size of the cupolas as a condition.

Margaret Miner advised that she does not think the cupolas adds to the historic value. She would be favor of getting light into structure with the least change as possible. However, conditions regarding the restriction of size might address concerns.

Judith Kelly noted that cupolas are a positive addition to the design of the building. Their size as proposed is not too large. She would be in favor of granting this variance.

Nanette Falkenberg explained that she does not think there is a hardship. The aesthetics are beautiful, but that is not what is before us. She explained that the Town Attorney reviewed the requirement for variances with her. She advised that a hardship cannot be personal in nature. This is part of an important new court decision that the Town Attorney will review with the Board in person.

The group reviewed the application with the statement of the hardship and found nothing regarding the need for cupolas.

A motion was made to deny the application of Brendan Kolnick, Assessors Map 18 Lot 45, located at 2 Hemlock Rd. Case file 2016-0075, variance to restore one story cottage and add two cupolas. Ref: Zoning Regulations variance from 3.10.4. Restoration work can be done without a variance with the exception of the cupolas. Motion by Margaret Miner, seconded by Karen Kopta and carried 5-0.

PUBLIC HEARING

Brendan Kolnick, Assessors Map 18 Lot 45, located at 4 Hemlock Rd.

Case file 2016-0074, variance to add a one and one half story addition and covered entry porch to two-story cottage. Ref: Zoning Regulations variance from 3.10.4.

- Confirmation of certified mailings.

The legal notice was read for the record. The certified mailings to abutters were confirmed to be in the file.

- Applicant presentation

Jeff Mose came forward and described the two-story dwelling to be used as a two bedroom apartment. This proposal is one of egress and conformity. There is a need for a new set of stairs to the second floor. The building suffers from neglect. He reviewed plans date 5/19/16 noting there are dirt floors and cracked concrete in this building. They must redo the footprint to accommodate stairway. The proposed stairway is currently a shed roof which they would like to expand this to a second story to accommodate the stairway. As part of the proposal the

garage doors will be removed from the road view. The proposal is 29 feet off of the front setback. The width of 14'6" will shift back. The length of 5'4" will be increased to 7'9".

The hardship was stated as the requirement for the stairs to be brought up to code.

- Questions from the Board

Margaret Miner questioned whether there is anyway to bring the stairs up to code without increasing nonconformity. Mr. Mose explained that they can put the stairway in the middle of the building, but there would be no room for anything else in the space. This alternate plan would also require variance; therefore, he feels that they may as well do this correctly.

Nanette Falkenberg clarified that the stated hardship is that without rebuilding staircase this house cannot comply with the building code. Mr. Mose advised that a variance is required whether the stairs are shifted into the middle which will make the space useless or if they rebuild roof.

- Public comment - N/A

- Close or continue public hearing

A motion was made to close the public hearing for Brendan Kolnick, Assessors Map 18 Lot 45, located at 2 Hemlock Rd. Case file 2016-0074, variance to add a one and one half story addition and covered entry porch to two story cottage. Ref: Zoning Regulations variance from 3.10.4. Motion by Judith Kelly, seconded by Karen Kopta and carried unanimously.

REGULAR MEETING (continued)

Brendan Kolnick, Assessors Map 18 Lot 45, located at 4 Hemlock Rd.

Case file 2016-0074, variance to add a one and one half story addition and covered entry porch to two-story cottage. Ref: Zoning Regulations variance from 3.10.4.

Margaret Miner noted that the owner is trying to make an existing building useful and has problem doing that and meeting the building code.

Karen Kopta agreed and questioned why the owner would even go through the trouble of rebuilding the structure if he was not able to have code compliant staircase. It seems reasonable to want to accommodate a compliant staircase.

Nancy Schoenholtz was also in favor. She noted that staircase not in code and not usable is not a personal reason for a variance. It is a hardship to have something in your home that is not safe.

Judith Kelly was in agreement with the variance request. This is a thoughtful way of making a more a useful space with the least encroachment necessary. The hardship is the need for code compliance.

Nanette Falkenberg asked Board if there are any issues with increased number of bedrooms from one to two. Judith Kelly noted that there are no requirements for this change as long as the septic can handle it.

Nanette Falkenberg stated that the hardship is that they should have right to use the property and without the new staircase they cannot bring the structure up to code.

A motion was made to approve the application Brendan Kolnick, Assessors Map 18 Lot 45, located at 4 Hemlock Rd. Case file 2016-0074, variance to add a one and one half story addition and covered entry porch to two story cottage. Ref: Zoning Regulations variance from 3.10.4. Motion by Judith Kelly, seconded by Karen Kopta and carried 4-1. Margaret Miner dissented noting that she would have liked to have seen more alternatives that would not increase the non-conformity and also be useful.

APPROVAL OF MINUTES

April 21, 2016 Regular Meeting and Public Hearings

Ed Cady was seated and Nancy Schoenholtz stepped down.

A motion was made to approve the minutes of the 4/21/16 Regular Meeting. Motion by Margaret Miner, seconded by Ed Cady and carried 4-0-1. Judith Kelly abstained.

A motion was made to approve the minutes of the 4/21/16 Public Hearing. Motion by Margaret Miner, seconded by Ed Cady and carried 4-0-1. Judith Kelly abstained.

OTHER BUSINESS

Chair Falkenberg reported on her conversation with the Town Attorney. Her understanding from the Town Attorney is that the ZEO can sign off on any building where there is no change or increase in nonconformity. Margaret Miner found this in conflict with former language in the regulations. The Town Attorney confirmed that nonconformance by itself does not constitute a hardship. All cases are fact driven and every case has its own set of facts.

The Board suggested a Zoning Regulation change to add the allowance of ADA access to Zoning Regulations.

The Town Attorney advised that the definitions for hardship are being tightened. The best argument for hardship still remains topography. It was confirmed that a complete rebuilding of a structure requires that it be made to conform.

The group agreed that they would try to schedule a Special Meeting with the Town Attorney.

ADJOURNMENT

A motion was made to adjourn at 9:47 PM, motion by Ed Cady, seconded by Karen Kopta and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

These minutes are not considered official until approved at the next Meeting of the Roxbury Zoning Board of Appeals



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING JUNE 16, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chair, called the meeting to order at 7:30 PM.

IDENTIFICATION OF MEMBERS

Members Present: Nanette Falkenberg, Judith Kelly, Margaret Miner, Bill Davies and Karen Kopta.

Alternates Present: Ed Cady and Nancy Schoenholtz

Others Present: ZEO John Cody and Town Attorney Gail McTaggart

OTHER BUSINESS

Town Attorney Gail McTaggart - Training Session

Attorney McTaggart distributed and reviewed an outline of key issues with regard to the ZBA along with specific case law. She reviewed Section 8.6 and a checklist for determining hardship. The Roxbury Zoning Regulations and the ZEO's role regarding nonconformity were discussed. It was noted that the administrative process was also outlined within the packet that Attorney McTaggart supplied.

Attorney McTaggart suggested that if the Board is seeing the same issue repeatedly, this might be something that to put before the Zoning Commission for their consideration. It was agreed that a joint meeting would be scheduled to further discuss this option.

Member Resignation

Nanette Falkenberg read the resignation letter from member Harvey Yaverbaum dated 6/1/16. The Selectmen are seeking someone to fill this opening on the Board.

OLD BUSINESS

Alexander S.C. Rower, Assessors Map 38 Lot 1, located at 340 Painter Hill Rd. - Withdrawal

Case file 2016-0072, variance to reconstruct previously existing barn 5 feet further from Painter Hill Rd. to achieve safety traffic sight lines. Ref: Zoning Regulations variance from 5.3.1(c) and 3.10.4

A letter of withdrawal dated 6/02/16 from Marc Olivieri, Agent for Rower, was read aloud. Mr. Rower will go forward with the variance granted in 2008.

APPROVAL OF MINUTES

May 19, 2016 Regular Meeting and Public Hearings

A motion was made to approve the minutes of the 5/19/16 Regular Meeting and Public Hearing. Motion by Judith Kelly, seconded by Karen Kopta and carried 4-0-1. Bill Davies abstained.

ADJOURNMENT

A motion was made to adjourn at 9:25 PM, Motion by Bill Davies, seconded by Karen Kopta and carried unanimously.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING JULY 21, 2016

CANCELLATION NOTICE

The Regular Meeting of the Roxbury Zoning Board of Appeals scheduled for July 21, 2016 at 7:30 p.m. has been cancelled due to a lack of applications.

Respectfully submitted,
Tai Kern
Tai Kern, Secretary

Date: 07/15/16



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING AUGUST 18, 2016

CANCELLATION NOTICE

The Regular Meeting of the Roxbury Zoning Board of Appeals scheduled for August 18, 2016 at 7:30 p.m. has been cancelled due to a lack of applications.

Respectfully submitted,
Jai Kern
Tai Kern, Secretary

Date: 08/09/2016



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING SEPTEMBER 15, 2016

CANCELLATION NOTICE

The September 15, 2016 Regular Meeting of the Zoning Board of Appeals has been cancelled due to a lack of business.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING OCTOBER 20, 2016

CANCELLATION NOTICE

The October 20, 2016 Regular Meeting of the Zoning Board of Appeals has been cancelled due to a lack of business.

Respectfully submitted,
Tai Kern
Tai Kern, Secretary



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING NOVEMBER 17, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chair, called the meeting to order at 7:45 p.m.

IDENTIFICATION OF MEMBERS

Members Present: Nanette Falkenberg (via conference call), and Bill Davies.

Alternates Present: Nancy Schoenholtz

Nancy Schoenholtz was seated as a regular member.

BUSINESS

Approval of the 2017 Meeting Schedule

Motion: To adopt the ZBA Regular Meeting schedule for 2017 as presented. Motion by Bill Davies, seconded by Nancy Schoenholtz and carried unanimously.

Member Resignation - Ed Cady

Chair Falkenberg reported that Ed Cady resigned from the ZBA. The Board is very sad to lose him as member and hopes he might reconsider at a later date. The Town is looking for new alternates to fill the vacancies and the members were urged to assist in this endeavor.

Chair Falkenberg happily reported that both Bill Davies and Nancy Schoenholtz have agreed to be reappointed for another term when their current term ends in December. She thanked them for continuing on as members.

Election of 2017 Officers

Bill Davies nominated the current slate of officers to go forward in 2017. The nomination was seconded by Nancy Schoenholtz and carried unanimously.

A motion was made to close the nominations for the Election of 2017 ZBA Officers. Motion by Bill Davies, seconded by Nancy Schoenholtz and carried unanimously.

A motion was made to elect the following ZBA Officers for 2017:

- Chair - Nanette Falkenberg
- Vice Chair - Judith Kelly

Motion by Bill Davies, seconded by Nancy Schoenholtz and carried unanimously.

APPROVAL OF MINUTES

June 16, 2016 Regular Meeting

A motion was made to approve the minutes of the 6/16/16 Regular Meeting. Motion by Bill Davies, seconded by Nancy Schoenholtz and carried unanimously.

ADJOURNMENT

A motion was made to adjourn at 7:50 p.m. Motion by Bill Davies, seconded by Nancy Schoenholtz and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS REGULAR MEETING DECEMBER 15, 2016

CANCELLATION NOTICE

The December 15, 2016 Regular Meeting of the Zoning Board of Appeals has been cancelled.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary