



TOWN OF ROXBURY CONNECTICUT

Zoning Commission

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

ROXBURY ZONING COMMISSION REGULAR MEETING JANUARY 8, 2018 MINUTES

CALL TO ORDER

Chairman Conway called the Regular Meeting to order at 7:30 p.m.
Members Present: James Conway, Kim Tester, Alan Johnson, Drew Loya
Members Absent: Elaine Curley
Alternates Present: David Miller
Alternates Absent: William Horrigan
Public Present: Cheryl Rosen
Staff Present: John Cody, ZEO, Karen Eddy, LUA

SEATING OF MEMBERS

Chairman Conway seated members Tester, Johnson, Loya and Miller, Miller for Curley and himself.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Public Hearing & Regular Meeting of November 13, 2017

MOTION: To approve the minutes of the Public Hearing as amended. Amendments: In the Correspondence Section add to (pertaining to the application); in the motion (page 2), change Al to Alan Johnson.

MOTION: To approve the minutes of the Regular Meeting as amended: Delete last paragraph on page 3.
Motion by Johnson, seconded by tester and approved 3-0 with 2 with abstentions.

NEW BUSINESS

Election of Officers to 2018

Chairman Conway suggested that election be tabled until February when hopefully we will have full attendance.

MOTION: To appoint James Conway Chairman pro tem for the January meeting. Motion by Tester seconded by Johnson and unanimously approved.

Meeting Schedule for 2018

MOTION: To approve the meeting schedule for 2018 as presented. Motion by Loya, seconded by Miller and unanimously approved.

REPORTS

ZEO Report

Mr. Cody reported that there is a large subdivision in the works on the former Mundy property off Route 199. Mr. Johnson noted a construction trailer on the corner of Apple Lane and South Street (property formerly owned by Elmer Worthington) that has been there for more than 90 days formerly. Mr. Cody said he would check it out.

OLD BUSINESS

Public Act 17-39

Mr. Cody noted that the act is now a law that changes the way abandonment of a use of recognized. He further noted that according to NHCOC (Attorney Ziska) it is a poorly written law that is expected to be challenged in court. Mrs. Eddy noted that we do not have a clear direction from the town attorney on this but it would go into

our ZBA regulation if required.

Mr. Cody also noted that there is also a law that states that if a permit has gone longer than 9 years without a C/O, it is automatically considered approved.

Zone D – Review of Permitted Uses

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

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

Home Enterprise Regulations

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

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

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

Historic Barn Regulations

Discussion as to whether to expand the current regulations on Historic Barns beyond just nonconforming structures to include conforming barns. Chairman Conway discussed the approval of some barns by State Historic Commission. He noted that Roxbury's Historic Commission considers all barns in the "The Barn Book" as historic. Chairman Conway asked that the John Cody and Karen Eddy look into the text amendments that might be needed to incorporate conforming barns into the regulation.

Chairman's Report

Chairman tabled discussion until Mr. Horrigan is present as he has been researching and gathering information on this topic.

COMMUNICATIONS

NHCOG's memo of upcoming seminars/workshops was distributed and discussed briefly. Chairman Conway noted the workshop on March 29th includes Air B&B regulations.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:30 p.m. by Loya, seconded by Miller and unanimous approved.

Respectfully submitted,
Karen Eddy
Karen Eddy
Land Use Administrator

These minutes are not considered official until approved at the next meeting of the Roxbury Zoning Commission