



# TOWN OF ROXBURY CONNECTICUT

Zoning Commission

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

## ROXBURY ZONING COMMISSION REGULAR MEETING FEBRUARY 12, 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, Elaine Curley

Alternates Present: William Horrigan, Cheryl Rosen

Public Present: Allen Kovacs, Nicole Tongue, Margaret Miner, Matthew Keys, Mark Zerbe, Liz Lacey

Staff Present: John Cody, ZEO and Karen Eddy, LUA

#### SEATING OF MEMBERS

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

#### PUBLIC COMMENT

Margaret Miner asked to address the Commission. Chairman Conway explained Zoning's Public Comment process which requires prior sign up and approval.

#### BUSINESS

The Woods Roxbury, LLC /Application for a Special Permit / Interior Lot

Chairman Conway noted that this application for an interior lot has been withdrawn. He read the withdrawal note and indicated that there would be no further discussion or action taken on this application.

#### APPROVAL OF MINUTES

Regular Meeting - January 8, 2018

MOTION: To approve the minutes of the Regular Meeting as amended: Revise the sentence under Chairman's Report to read, "Chairman tabled discussion until Mr. Horrigan is present as he has been researching and gathering information on Zone A". Motion by Loya, seconded by Tester and approved with 1 abstention (Curley).

#### BUSINESS

Election of Officers for 2018

Kim Tester nominated James Conway as Chairman of the Zoning Commission for 2018. Motion by Curley, seconded by Johnson and unanimously approved.

Chairman Conway thanked the Zoning Commission for a vote of confidence. He commented that he could not think of a better group of people to work with to make important decisions for the town.

Elaine Curley nominated Kim Tester as Vice Chairman of the Zoning Commission for 2018.

Chairman Conway moved the motion be closed and it was seconded by Loya.

MOTION: To elect Kim Tester as Vice Chairman of the Zoning Commission for 2018. Motion by Curley, seconded by Loya and unanimously approved.

Meeting Schedule for 2018

MOTION: To approve the meeting schedule for 2018 as amended (November meeting changed to Tuesday, November 13<sup>th</sup>.) Motion by Curley, second by Loya and unanimously approved.

Application to amend Special Permit – Mamie's Restaurant

Matthew Keys explained that they are hoping to double the interior space of Mamie's Restaurant by taking over a

second unit within their building. The space will be used for a host area to accommodate take-out orders and a bakery case and for expansion of the dining room area. The existing space and the new space will be connected by a doorway along the shared wall. Mr. Keys noted that they are working with the Health Department to determine if additional dining seating is feasible. If it is determined that additional seating can be accommodated, they plan to apply for a second amendment to their special permit at a later date.

MOTION: To accept an application from Mamie's Restaurant to amend their special permit. Motion by Tester, seconded by Loya and unanimously approved:

MOTION: To schedule a public hearing on March 12, 2018 to solicit public comment on a proposed amendment to the Special Permit held by Mamie's Restaurant.

#### Proposed amendment to the Zoning Regulations – Zone D – Permitted Uses

Mr. Cody gave a brief overview of the proposed amendments to Zone D. He noted that limits are proposed on building size and parking along with an increase in the front setback. The proposed amendments have been reviewed by the town attorney.

MOTION: To approve for public hearing proposed amendments to the Roxbury Zoning Regulations for Zone D as presented. Motion by Loya, seconded by Johnson and unanimously approved.

MOTION: To schedule a public hearing for April 9, 2018 on proposed amendments to the Roxbury Zoning Regulations for Zone D. Motion by Conway, seconded by Tester and unanimously approved.

#### Historic Barn Regulations Discussion of amendments

Mr. Cody noted that due to other priorities, no progress has been made on this amendment. Chairman Conway tabled further discussion until next month.

### **REPORTS**

#### ZEO Report

Mr. Cody noted a substantial increase in building applications during February. He reviewed several complaints, but noted most have been for wetlands. Mr. Cody noted that an application for a retail store to sell home goods in the business Zone has been received. He noted that it is a permitted use and that it would take over the space vacated by the Dance Studio.

#### Chairman's Report

Chairman Conway opened a discussion of Zone A. A hand-out prepared by William Horrigan was distributed in which he presented his ideas for reimagining Zone A along primary roads rather than within a defined circle. A lengthy discussion followed. Smaller size rear lots, smaller setbacks, minimum house size, buildable area, wetlands and health limits were all discussed with the objective of providing greater accessibility for smaller homes which would attract young families.

Chairman Conway encouraged the Commission to review the information for continued discussion at future meetings.

Chairman Conway welcomed Cheryl Rosen as the newest Zoning alternate. He introduced Mark Zerbe who is also interested in joining Zoning if a future opening occurs.

### **COMMUNICATIONS**

P & Z Newsletters were distributed.

### **ADJOURNMENT**

MOTION: To adjourn the meeting at 8:55 p.m. by Curley, seconded by Johnson and 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*