



# TOWN OF ROXBURY CONNECTICUT

Zoning Commission

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

## ROXBURY ZONING COMMISSION PUBLIC HEARING APRIL 9, 2018 MINUTES

### CALL TO ORDER

Chairman Conway called the public hearing to order at 7:30 p.m.  
Members Present: James Conway, Elaine Curley, Kim Tester and Alan Johnson  
Members Absent: Drew Loya  
Alternates Present: William Horrigan, Cheryl Rosen, David Miller  
Public Present: Mark Zerbe, Ed Cady, Jr.

### SEATING OF MEMBERS

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

### PURPOSE OF HEARING

Proposed amendment to the Roxbury Zoning Regulations regarding Zone D.

### LEGAL NOTICES

- Chairman Conway read the notice submitted to the Roxbury Town Clerk
- Chairman Conway read the legal notice as it appeared in Voices on March 28 and April 4, 2018

### REFERRALS AND NOTICES

- Chairman Conway read the notice of approval by the Roxbury Planning Commission
- Chairman Conway referenced the email notice to the Public Notice Register
- Chairman Conway read the notice of approval from the NHCOG
- Chairman Conway read the notice of approval from WestCog
- Chairman Conway read the notice of submittal from NVCOG

### PUBLIC COMMENT

Ed Cady, Jr. noted he owned commercial property in Business Zone D. He questioned whether the boundary of Zone D would change and was told that it would not. He questioned the need for a special permit requirement as noted in Section 4.7.3. He expressed concern that this would put an extra burden on potential business owners/renters. He expressed concern that changing the requirements to a special permit for retail use might discourage renters as the process takes longer.

The Commission discussed and questioned the change from permitted uses to special permit uses. Chairman Conway noted that the special permit process allows the public and the Commission to be notified of business applications before they are approved. Chairman noted that we have not received applications for the previously accepted business uses in many years.

Alan Johnson asked Mr. Cady how many potential businesses are located in his building. Mr. Cady noted there are four rental units and shop space in the back of the building. He asked about other suggested uses such as restaurants that might be included as permitted uses in the Zone.

Also discussed was the allowable size of retail buildings in such a small zone, permitted parking spaces, accessory buildings and definitions. Mr. Cady queried about several trailers/containers that he currently has (behind his building) and was told that they would most likely be grandfathered.

Mr. Cady thanked the Commission.

It was noted that the description of the Zone was enhanced by the Town Attorney, but there is no physical change to the boundary included in these amendments.

**ADJOURNMENT**

MOTION: To close the public hearing at 8:04 p.m. Motion by Tester, seconded by Johnson and unanimously approved.

Respectfully submitted  
*Karen S. Fddy*  
Land Use Administrator