

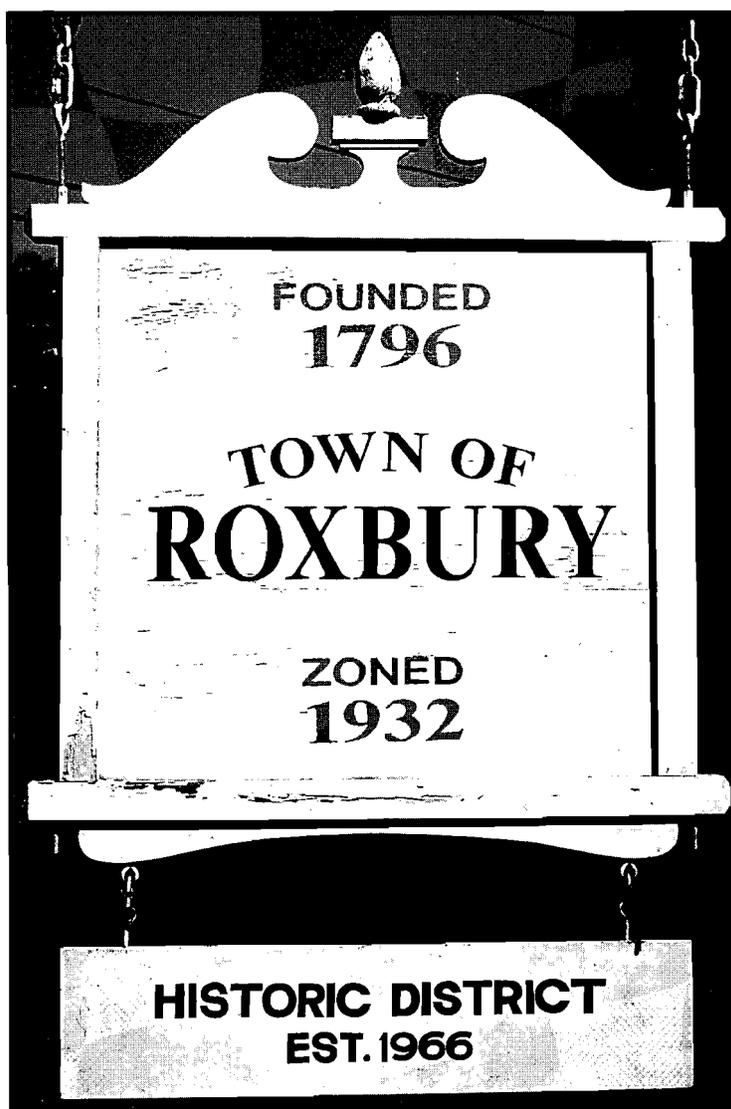
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# ROXBURY

1999 PLAN OF CONSERVATION & DEVELOPMENT



**Roxbury Planning Commission**



### **“The Oak Tree”**

The cover is one of a series of drawings of this Roxbury landmark on Route 67 prepared by Ric Sonder, a Roxbury resident.

In 1969, the Connecticut Department of Forestry estimated the tree to be 350 years old.

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1999  
Roxbury  
Plan of  
Conservation  
&  
Development

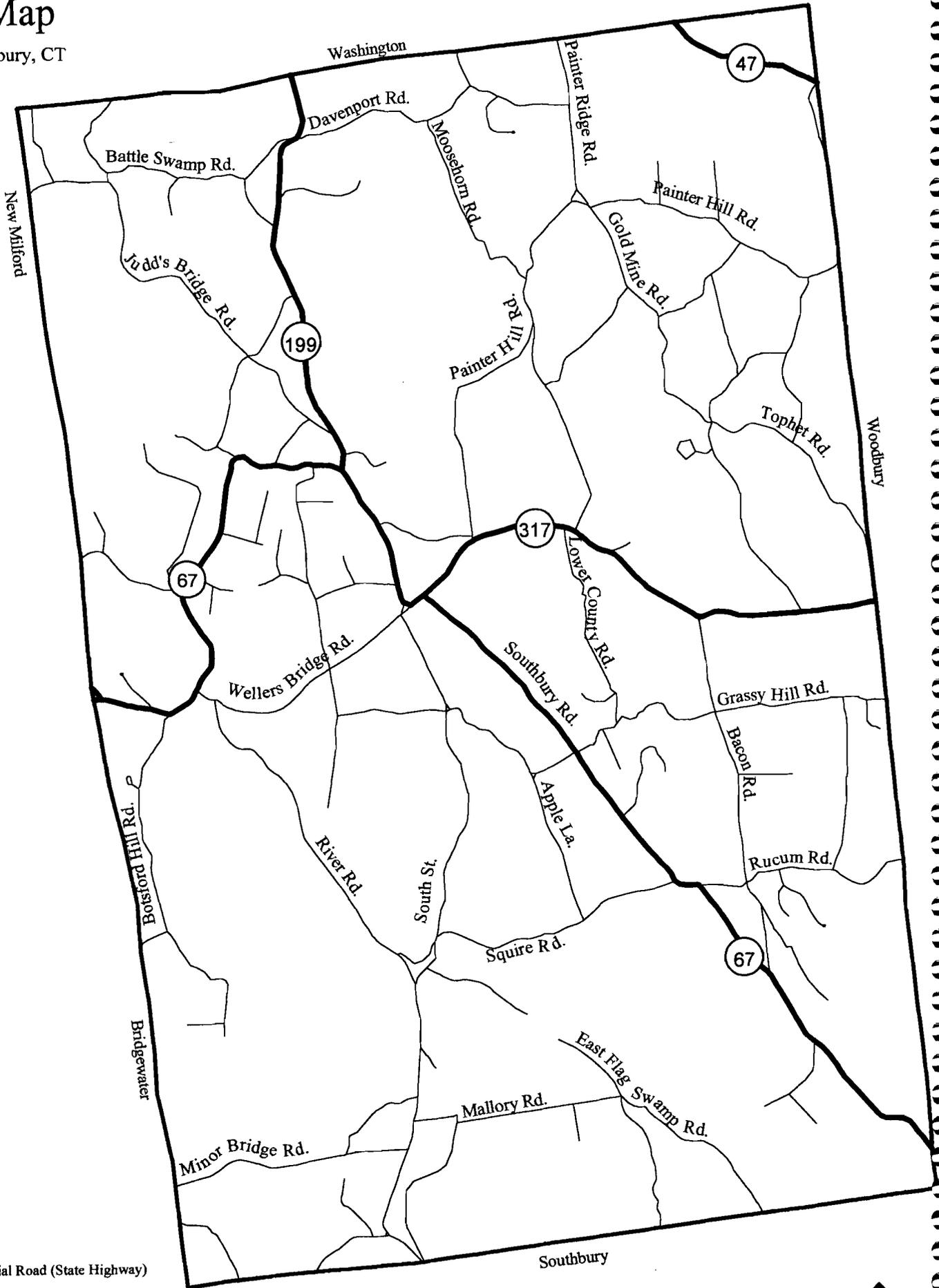
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# Road Map

Town of Roxbury, CT



## Legend

-  Arterial Road (State Highway)
-  Town Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

0.5 0 0.5 1 Miles



# INTRODUCTION

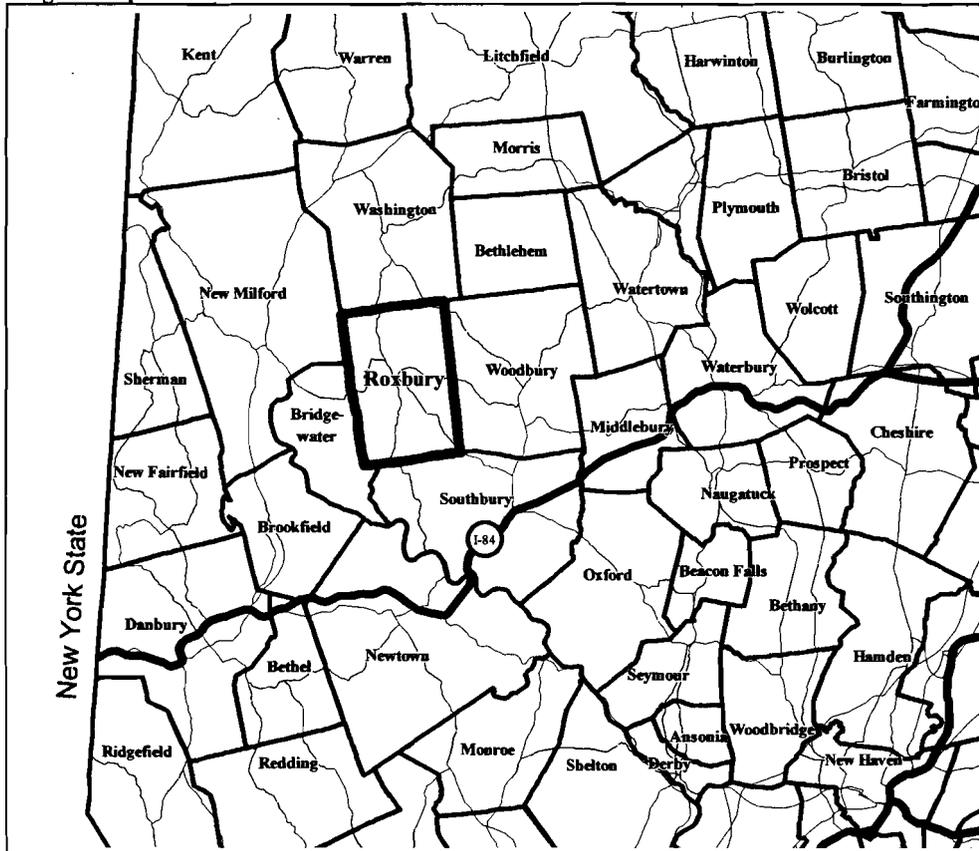
# 1

## INTRODUCTION TO ROXBURY

Roxbury is a rural community located in Litchfield County in Connecticut. The town is bounded by Washington to the north, Woodbury to the east, Southbury to the south, and by Bridgewater and New Milford to the west. Roxbury is located about 25 miles northwest of New Haven and about 20 miles west of Waterbury.

According to estimates from the U.S. Census, Roxbury had a 1998 population of 2,008 people within its land area of about 26.3 square miles (16,779 acres). This is an increase of 183 people from the 1990 Census which reported 1,825 people.

Region Map



## Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that a Planning Commission prepare, adopt, and amend a Plan of Conservation and Development for the municipality.

The requirements for the Plan are presented on the facing page.

## ABOUT PLANS OF CONSERVATION AND DEVELOPMENT

*A Plan of Conservation and Development is a tool for guiding the future of a community.*

This Plan was prepared by the Roxbury Planning Commission with input from Roxbury residents who chose to become involved in the planning process to learn more about their community and how it is growing and changing. The goals and recommendations of this Plan reflect a consensus of what is thought to be best for Roxbury and its residents in the future.

While it is primarily a statement of recommendations addressing the physical layout of Roxbury, the Plan is also intended to address the social and economic development of the community.

### **History of Planning in Roxbury**

The Roxbury Planning Commission was established by an ordinance adopted at a Town Meeting in November 1961. While planning efforts had occurred before that time, Roxbury residents wanted a Town commission to address long-term community needs and regulate the subdivision of land.

The first Roxbury Plan of Development was adopted in 1963 by the Planning Commission. Even though Roxbury only had just over 900 residents at that time, the community recognized the value of planning to identify current problems that required immediate action and to anticipate future problems and avoid them. The 1963 Plan made some recommendations (such as changing zoning regulations, and creating an historic district) that have had a formative influence on growth in Roxbury over the past 35 years.

An updated Plan was adopted in 1979 to report on the progress in implementing the 1963 Plan and to address emerging issues at that time. It stressed the importance of open space preservation and discussed further updating of Town regulations to guide development.

A 1989 Plan of Development was also adopted. That Plan addressed the importance of retaining the rural character of Roxbury and issues such as elderly housing and road maintenance.

It can be seen that Roxbury takes seriously the task of preparing, adopting, and amending Plans to address the appropriate conservation and development of the community. It is in that spirit that this Plan has been prepared.

**EXCERPTS FROM CONNECTICUT GENERAL STATUTES  
8-23 - PLAN OF CONSERVATION AND DEVELOPMENT**

**The Commission shall:**

- prepare, adopt and amend a plan of conservation and development . . .
- review the plan of conservation and development at least once every ten years . . .
- adopt such amendments to the plan or parts of the plan . . . as the commission deems necessary to update the plan.

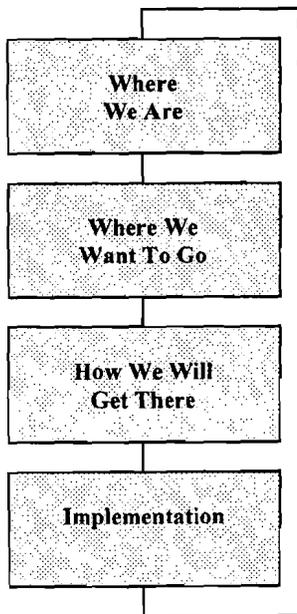
**The Plan shall:**

- be a statement of policies, goals and standards for the physical and economic development of the municipality, . . .
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the . . . parts of the municipality.
- be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound . . .
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region . . .
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs . . .
- take into account the state plan of conservation and development . . . and note any inconsistencies it may have with said state plan.
- consider . . . the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

**The Plan may:**

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals; whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan . . .
- (include) such other recommendations . . . in the plan as will . . . be beneficial to the municipality.

## The Planning Process



## List of Booklets

1. Planning Primer
2. Roxbury's Context
3. Planning Issues
4. Profile of Roxbury
5. Existing Land Use & Buildout Potential
6. Open Space
7. Transportation & Circulation
8. Community Services & Facilities
9. Regulatory Review
10. Public Informational Meeting #2
11. Preliminary Directions
12. Public Informational Meeting #3

## Use of the Plan of Conservation and Development

*This Plan of Conservation and Development is an advisory document.*

The Plan is intended to guide local residents, Town officials, and Commissions. The Plan provides a framework for consistent decision-making with regard to conservation and development activities in Roxbury over the next decade or so.

## The Planning Process

The planning process used to prepare the Plan is illustrated by the adjacent flowchart. In the "Where We Are" phase, extensive research and investigation resulted in a comprehensive inventory of local conditions and trends. In determining "Where We Want To Go", the Planning Commission used this information to identify needs and issues in Roxbury. In addition, Roxbury residents were involved in establishing a consensus on important issues through:

- town-wide informational meetings,
- public presentations that generated input and discussion,
- public forums that involved residents in planning for the future,
- surveys of residents at public meetings, and
- other exercises and analyses performed during the process.

The "How We Will Get There" phase involved many in-depth workshop sessions of the Planning Commission and other interested persons where various recommendations were discussed and refined.

The final phase, "Implementation", takes place after the Plan is adopted and the various recommendations are implemented and evaluated. While the Planning Commission has the lead role in overseeing the Plan's implementation, responsibility rests with all boards, commissions, agencies, and individuals in Roxbury.

## Other Relevant Information

Other relevant information used to prepare this Plan includes available statistical data, booklets on different topical issues prepared during the process for participants, previously adopted plans, and materials such as resident surveys. The workbooks were placed at Town Hall and the Roxbury Library for residents to review during the process.

In the case of conflict between this Plan and such other information, the recommendation of this Plan take precedence.

The Public Hearing on the Plan was held on June 24, 1999 and the Plan was adopted with an effective date of August 16, 1999.

Many people were involved in the preparation of the Plan over an 18-month period. While it is not possible to name them all, the major participants are listed on the inside back cover of the Plan.

# EXECUTIVE SUMMARY

# 2

## OVERALL PLAN PRINCIPLES

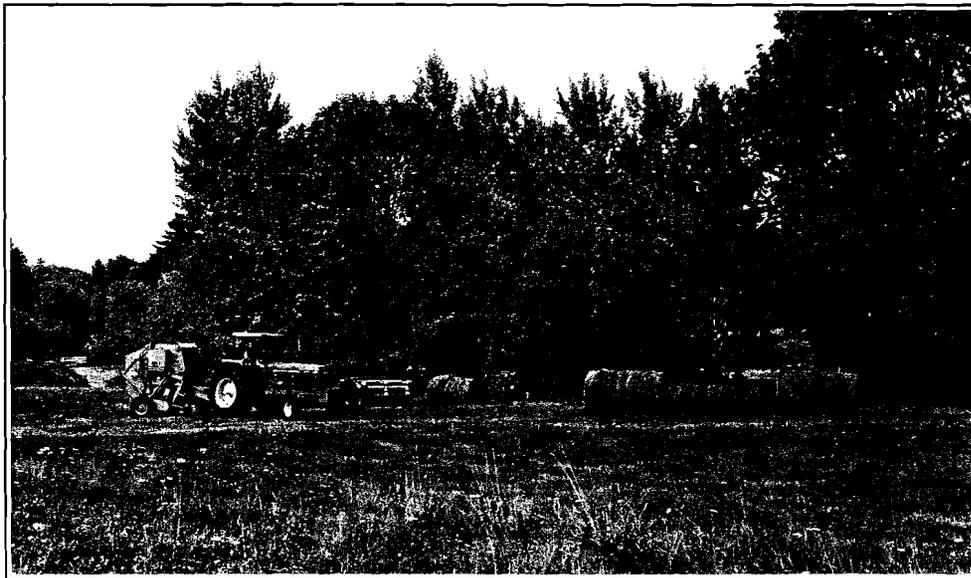
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During the process of preparing this Plan, the following philosophy emerged as the foundation for the 1999 Plan of Conservation and Development:

**Carefully guide the future conservation and development of Roxbury in order to maintain a community where:**

- the rural character is preserved, and
- important community attributes are protected.

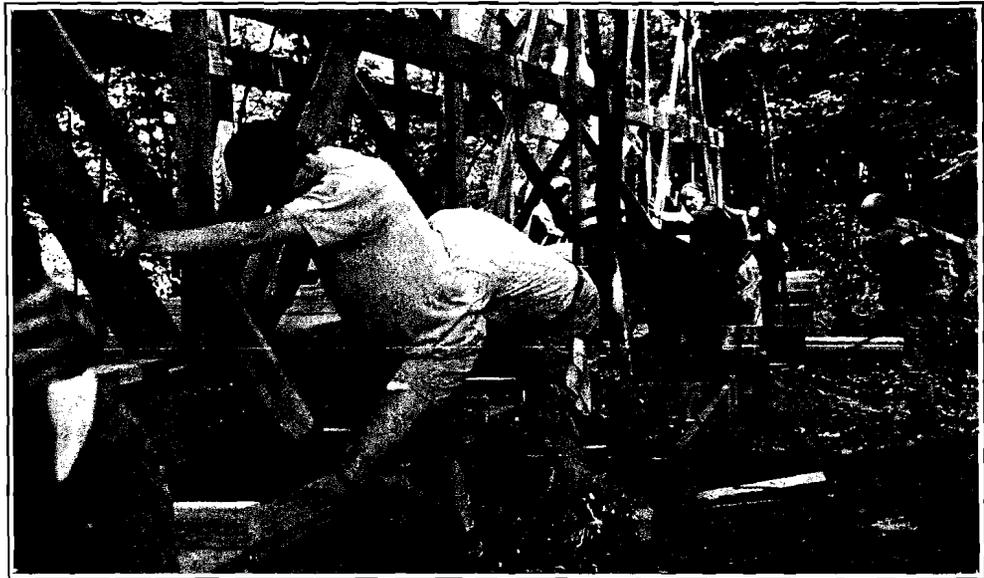
Although there may be refinements in the goals and strategies of this Plan, it is anticipated that this philosophy will remain relevant during the anticipated ten-year term of this Plan of Conservation and Development.



## **PRIORITY ISSUES**

Many issues that are important to Roxbury and its future are addressed in this Plan. However, the following recommendations are considered to be the most significant:

1. Preserve and encourage community character and spirit, including volunteerism.
2. Preserve more open space, conserve natural resources, and establish an open space greenbelt network.
3. Revise the subdivision process and modify residential development patterns.
4. Adopt new road standards.
5. Update and enforce land use regulations.
6. Implement the recommendations of the Plan.



## **STRATEGIES & TASKS**

In the sections of the Plan to follow, recommendations are identified as strategies or tasks. Strategies are long-term and continuing policies that do not readily lend themselves to a specific schedule or measurement. Tasks, on the other hand, are specific actions that can typically be scheduled and measured and their implementation can be readily identified.

# CONDITIONS & TRENDS

# 3

## HISTORY OF ROXBURY

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Archeological finds along the Shepaug River indicate that Native Americans, part of the Pootatuck tribe, inhabited this area at least 5,000 years ago. The Pootatuck name for the area was "Shippauge", a name signifying "rocky water".

While settlement of Woodbury (including what is now Roxbury) began about 1660, it was not until around 1713 that the first settlement of the "Shippauge" area occurred. New settlers generally lived on what they could grow or trade and the subsistence farms initially resulted in a dispersed settlement pattern.

In 1743, the General Assembly allowed the "Parish of Roxbury" to be established due to the difficulty in traveling to Woodbury for church functions, especially during the winter. Since people still had to travel to Woodbury to participate in town affairs, efforts were later devoted to forming a separate town and, in 1796, the General Assembly authorized the formation of the Town of Roxbury. Over time, the community center evolved at the intersection of roads leading to Woodbury, Southbury, and surrounding towns.

Silver and iron ore were discovered at Mine Hill in the early 1700s. Granite quarrying was started soon after. This resulted in economic growth that attracted workers and modified the overall settlement pattern. A village, named "Chalybes", was established near the mines and quarries to support the workers and their families. The economy diversified as saw mills, grist mills and other operations were established to meet the needs of residents and businesses.

Economic activity in Roxbury reached its pinnacle around 1850. Although the Shepaug Valley Railroad reached Roxbury in 1871, local mines could no longer compete with goods and materials now available from elsewhere. By the late nineteenth century, mining came to a close in Roxbury and quarrying ceased after the Shepaug Valley Railroad stopped operating in 1935. Even though people and businesses left the Roxbury Station ("Chalybes") area, farms and agriculture remained a major economic activity in Roxbury.

The proliferation of the automobile brought new residents who sought country homes and were willing to commute to other areas for employment. It took until 1970 for Roxbury's population to exceed its previous peak in 1810. To this day, growth has not been excessive and the dispersed low density settlement pattern is still evident.

## History Notes

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The name Roxbury is thought to be derived from reference to the "rocky part of Woodbury."

The monument on the Town Green is dedicated to Seth Warner. Seth Warner, Remember Baker, and Ethan Allen were both born and raised in Roxbury. During the American Revolutionary War, as part of the "Green Mountain Boys" in Vermont, they participated in battles with the English (such as at Fort Ticonderoga).

## Roxbury Center

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The term "Roxbury Center" generally refers to the area extending outward from the Town Green:

- along Route 317 to Painter Hill Road,
- along Southbury Road (Route 67) to the gas station,
- along South Street to Apple Lane,
- along Weller's Bridge Road to Hemlock Road, and
- along North Street (Route 67) to Route 199.

### Roxbury Population

1930	553
1940	660
1950	740
1960	912
1970	1,238
1980	1,468
1990	1,825

U.S. Census, 1930-90

### 1980-90 Growth Rates

Roxbury	24%
New Milford	22%
Woodbury	17%
Southbury	12%
Washington	8%
Bridgewater	6%
County	11%
State	6%

U.S. Census, 1980, 1990

### 1990 Age Composition

	Ages	
	20-34	35-64
Roxbury	15%	48%
County	23%	37%
State	25%	35%

Other age groups were similar to state or county averages. 1990 U.S. Census

### 1990 Median Age

Roxbury	41.2
County	35.6
State	34.4

1990 U.S. Census

### Population Projections

	State	Trend
2000	1,840	2,072
2010	1,830	2,318
2020	1,850	2,564

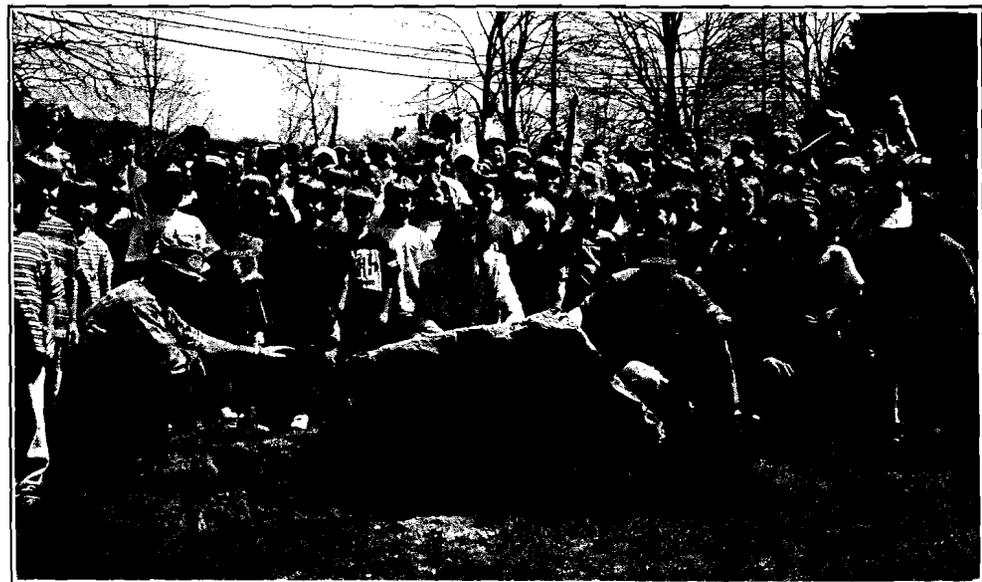
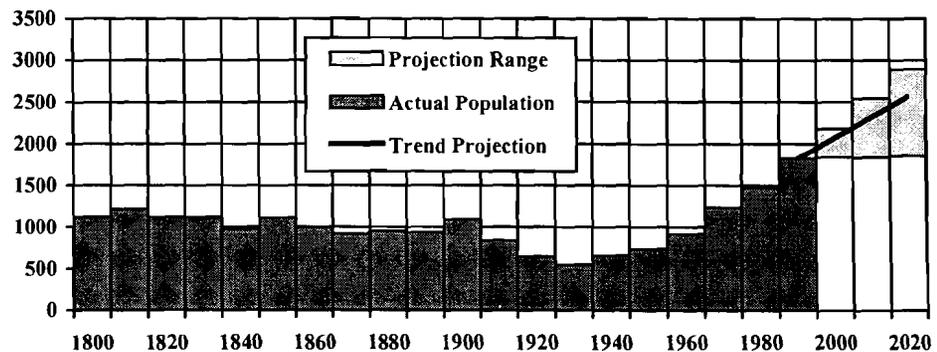
State population projections by Connecticut Census Data Center. Trend growth to the year 2020 is based on continuing the estimated growth between 1990 and 1996.

## PEOPLE OF ROXBURY

Roxbury grew by 357 residents during the 1980s and is expected to add about 250 residents during the 1990s. While this amount of growth is not excessive, the rate of growth during the 1980s (24 percent) was the fastest among surrounding towns. Roxbury grew twice as fast as the region and four times as fast as the state in the 1980s.

Roxbury has a different age composition than the region or the state. In 1990, Roxbury had a higher percentage of mature adults (ages 35 to 64). During the 1980s, about 80 percent of all population growth in Roxbury was in-migration of peoples aged 35 to 64. These age groups grew twice as fast as the overall Roxbury population. As a result, Roxbury's median age was about five years older than the county or state in 1990.

Roxbury's Population (1800 - 2020)



## Population Projections

In 1995, the State projected slow population growth in Roxbury over the next twenty years. However, recent Census population estimates and housing construction rates suggest that this may not be the case. The following chart and table show population growth since 1800 and growth estimates through to the year 2020. The most significant trend is the increase in the elderly population to the year 2020 and the projected increase in the median age to over age 50.

Roxbury Population History and State Projections by Age Group

Ages	Actual		Projections		
	1980	1990	2000	2010	2020
0-4	63	106	62	60	70
5-19	350	330	361	256	247
20-34	248	270	145	201	181
35-54	430	659	720	532	415
55-64	156	219	286	423	393
65 +	221	241	267	362	546
<b>Total</b>	<b>1,468</b>	<b>1,825</b>	<b>1,840</b>	<b>1,830</b>	<b>1,850</b>

Source: U.S. Census and Population Projections by Connecticut Census Data Center

## HOUSING IN ROXBURY

Roxbury added 283 housing units during the 1980s and is expected to add another 160 units during the 1990s if current trends continue. While housing growth has slowed somewhat from that experienced during the 1980s, Roxbury grew at a rate faster than the county and all surrounding towns. With the amount of new construction during the 1980s, almost half of all Roxbury housing units have been constructed since 1970.

Compared to other areas, Roxbury had a number of units that were either vacant or used for seasonal or occasional occupancy in 1990. In fact, many homes in Roxbury are weekend homes for people from other areas, particularly New York.

Most households are small. About 60 percent of the occupied housing units in Roxbury contained only one or two people in 1990.

## HOUSING COSTS AND AFFORDABILITY

Housing in Roxbury is more expensive than in many surrounding towns, the county average, or the state average. High housing costs are one reason why population growth consists primarily of older residents. Of course, high housing costs also reflect the desirability of the community. Housing is considered affordable when people spend less than 25 percent of their income on housing. Roxbury is surprising in that almost one-quarter of all owner households in Roxbury in 1990 were spending more than 35 percent of their income on housing. In other words, residents were prepared to stretch their financial resources to move into Roxbury, or to continue living in Roxbury.

## Roxbury Housing Units

1970	484
1980	588
1990	871
2000 proj.	1,067

U.S. Census, 1970-90. Projection is based on extrapolating 1990 to 1997 housing growth to the year 2000.

## 1980-90 Growth Rate

Roxbury	48%
New Milford	33%
Washington	29%
Bridgewater	25%
Southbury	20%
Woodbury	19%
County	25%
State	14%

U.S. Census, 1980, 1990

## 1990 Housing Status

	Seasonal	Vacant
	Roxbury	9%
County	6%	5%
State	2%	5%

1990 U.S. Census

## 1990 Median House Value

Roxbury	\$293,900
Bridgewater	\$252,300
Washington	\$231,300
Woodbury	\$227,200
Southbury	\$189,900
New Milford	\$183,300
County	\$166,300
State	\$177,800

1990 U.S. Census

## Costs as Percent of Income

	25-34%	35+%
	Roxbury	15%
County	20%	16%
State	19%	17%

1990 U.S. Census

## Land Use Categories

**Residential** - a parcel has a residential house on it.

**Business** - a parcel has a business use on it.

**Institutional** - a parcel has a public facility such as a school or fire station or a semi-public facility such as a church.

**Open Space Lands** - a parcel is dedicated to open space through public ownership or the Roxbury Land Trust or it is managed as open space.

**Miscellaneous** - mixed use properties that contain residential and business uses or some other combination.

**Roads** - the amount of area used for road circulation in Roxbury.

**Developed/Committed** - the total of the above land use categories.

**Public Act 490** - lands receiving reduced assessments as farm, forest, or open space (undeveloped) land.

## LAND USE IN ROXBURY

Roxbury contains approximately 16,800 acres. The land use survey found that about 28 percent of Roxbury (4,859 acres) is occupied for residential, commercial, or institutional use or is dedicated to a specific purpose such as public land or protected open space, including the Roxbury Land Trust. Conversely, about 72 percent of the land in town is vacant or uncommitted to a specific use.

About one quarter of Roxbury's land area has been committed to a specific use and about three-quarters is uncommitted at the present time. The amount of uncommitted land helps explain the rural character that people perceive in Roxbury.

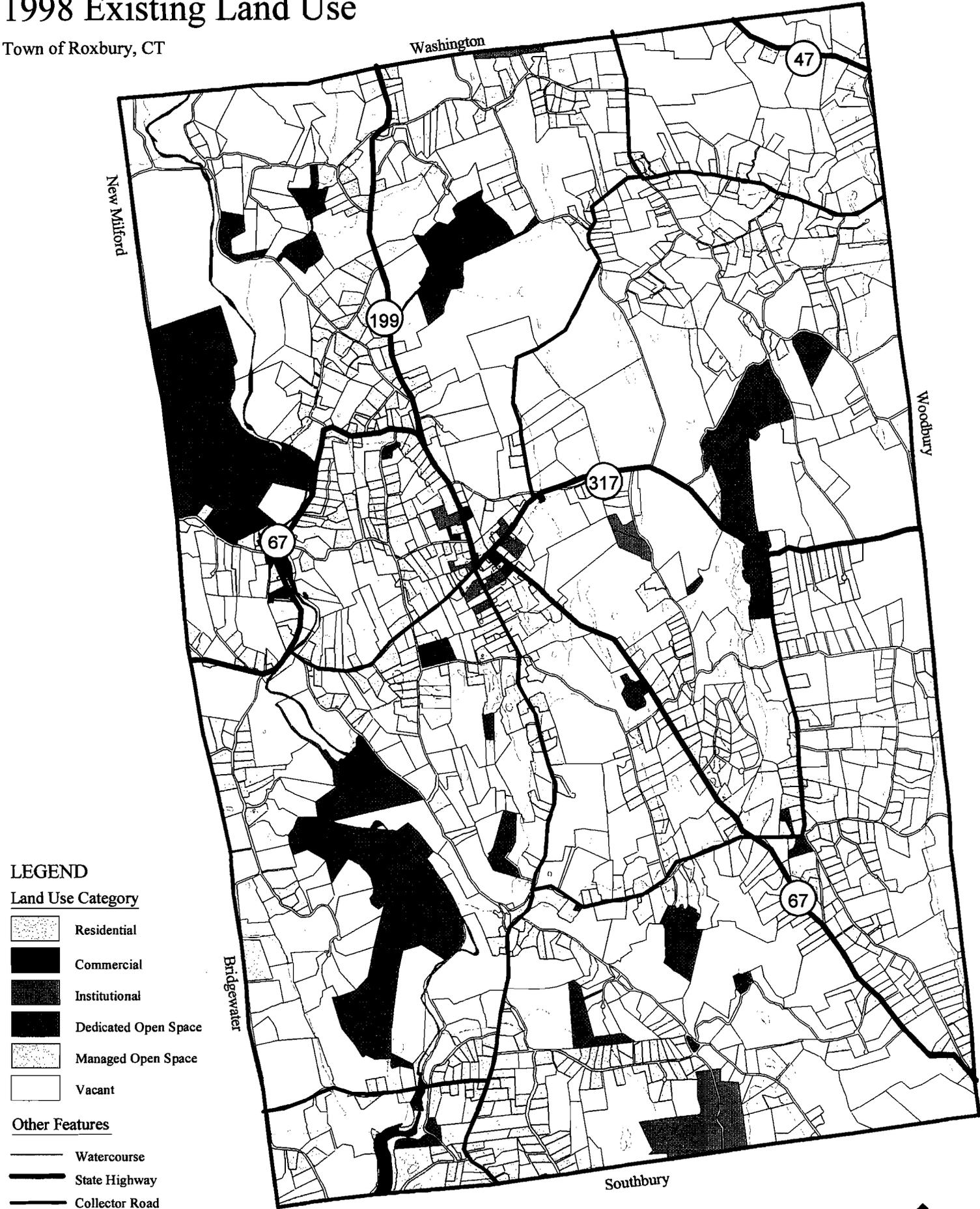
### 1998 ROXBURY LAND USES

Land Use	Total Acreage	Percent of Developed Area	Percent of Total Area
<b>Residential</b>	2,889	59.5%	17.2%
<b>Business</b>	18	0.4%	0.1%
<b>Institutional Facilities</b>			
Public Facilities	162	3.3%	1.0%
Semi-Public Facilities	47	1.0%	0.3%
<b>Open Space Lands</b>			
Roxbury Land Trust	1,262	26.0%	7.5%
Other Open Space	47	1.0%	0.3%
<b>Miscellaneous Uses</b>	70	1.4%	0.4%
<b>Roads (estimated)</b>	364	7.5%	1.3%
<b>Developed / Committed</b>	<b>4,859</b>	<b>100%</b>	<b>28.1%</b>
<b>Vacant / Uncommitted</b>			
Vacant/Uncommitted	5,547		33.1%
Public Act 490	5,832		34.8%
<b>Unaccounted</b>	541		4.1%
<b>Total Land Area</b>	<b>16,779</b>		<b>100%</b>

Source: Land uses were determined by Planimetrics from assessor records, aerial photographs, and field verification. Unaccounted means that assessor's data for parcel area did not total to the estimated number of acres in Roxbury.

# 1998 Existing Land Use

Town of Roxbury, CT



## LEGEND

### Land Use Category

-  Residential
-  Commercial
-  Institutional
-  Dedicated Open Space
-  Managed Open Space
-  Vacant

### Other Features

-  Watercourse
-  State Highway
-  Collector Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

0.5 0 0.5 1 Miles



## Definitions

**Developed Land** - land that has buildings used for a particular economic or social purpose (such as residential or institutional).

**Committed Land** - land that is used for a particular economic or social purpose (including open space).

**Vacant Land** - land that is not developed or committed.

**Under-Developed Land** - developed land that is not used to its full potential (such as a 50-acre parcel with one house in a three-acre residential zone).

## DEVELOPMENT POTENTIAL

The land use survey found there are approximately 11,920 acres of vacant, uncommitted, or under-developed land in Roxbury that are capable, in the future, of being:

- developed for residential or business uses, or
- committed for dedicated open space or institutional uses.

After considering physical and environmental constraints on this land such as wetlands, steep slopes, and floodplain, it is estimated that Roxbury could eventually contain as many as 3,200 total housing units if fully developed under existing zoning. Thus, based on typical household sizes, it is estimated that Roxbury could eventually be a community of about 8,000 people.

Interestingly, the 1963 Roxbury Plan estimated the future development potential at up to 15,000 people. Since that time, development patterns and trends, regulatory changes, and better knowledge of environmental and other constraints has refined the estimate.

Limited business development is expected to occur in Roxbury due to low population density, dispersed development, limited business zoning, regional traffic circulation patterns, the lack of infrastructure, and other factors. In addition, Roxbury residents have become accustomed to obtaining needed goods and services in surrounding towns. While some small business uses might be established to meet local needs, this is not expected to occupy a significant land area.

## SUMMARY

Historically, Roxbury has attracted new residents due to the rural character and perception of the overall quality of life in the community. While most population growth during the 1980s was older residents due to high housing costs, some growth reflected families with school-age children.

Economic growth in the region is expected to result in additional residential growth in Roxbury during the planning period. Fortunately, future growth in Roxbury is not expected to be especially rapid due to the distance from major travel corridors, lack of local business, and high housing prices.

With about three-quarters of Roxbury's land area potentially available for future development, the challenge of this Plan is to carefully manage Roxbury's future growth potential in order to:

- protect the essential elements of the rural character that residents most cherish,
- establish appropriate development patterns, and
- conserve important natural and historic resources.

# CONSERVATION STRATEGIES

# 4

## OVERVIEW

Conservation issues are the most significant component of this Roxbury Plan. Throughout the planning process, participants were almost unanimous in calling for the conservation or preservation of community character, natural features, open space, and historic resources.

The major recommendations on the following pages are designed to:

1. Protect and preserve important natural and community features,
2. Increase efforts to preserve open space,
3. Protect historic resources, and
4. Promote community character and spirit.

## PRESERVE PHYSICAL CHARACTER

The special character of Roxbury has been recognized in every Plan since 1963. At public meetings during this planning process, residents indicated that physical factors were what most attracted people to Roxbury. Residents felt that community character included the physical beauty, country appearance, dirt roads, stone walls, limited traffic, and the lack of commercialism in Roxbury.

While Roxbury has been fortunate in maintaining this community character to date, the physical landscape is subject to natural and man-made changes. Residents must be vigilant and involved in order to identify and preserve important elements of community character at the earliest stages.

<b>Strategies:</b>	<ol style="list-style-type: none"> <li>1. Protect and preserve important natural features such as wetlands, watercourses, steep slopes and floodplains.</li> <li>2. Increase efforts to preserve open space.</li> <li>3. Maintain the low density character of the community.</li> <li>4. Preserve key scenic views and areas within Roxbury.</li> <li>5. Retain agricultural land.</li> </ol>
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Re-activate the Conservation Commission to identify and conserve important resources in Roxbury that contribute to community character, such as scenic views and natural and historic resources.</li> <li>2. Update Town regulations to preserve community character as important resources are identified.</li> </ol>
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## Factors That Brought People To Roxbury

Natural Beauty	90%
Quiet Location	79%
Quality of Life	73%
Education Quality	35%
Taxes	17%
Traffic	14%
Convenient to Work	12%
Public Informational Meeting	

## Conservation Commission

Section 7-131a of the Connecticut General Statutes authorizes any town to establish a conservation commission for the development, conservation, supervision and regulation of natural resources within its territorial limits.

While Roxbury established a conservation commission in 1966, it became inactive and is being re-activated due to the recommendations in this Plan.



## PROTECT THE SHEPAUG RIVER

The Shepaug River is the most significant water resource in Roxbury, a defining element in the character of the community, and one of the main reasons for settlement of this area. However, since the 1920s, the City of Waterbury has diverted water from the river to provide water for people in the Waterbury region.

Due to the amount of withdrawal, it is apparent that the remaining flow in the Shepaug River is inadequate to maintain fish habitat or allow recreational use of the river. This is unfortunate since the Shepaug River qualifies as a scenic river under the federal Wild And Scenic Rivers Act.

In 1998, the Towns of Washington and Roxbury filed suit in order to restore additional flow to the Shepaug River and reduce the negative environmental impacts. With the assistance of the Connecticut Department of Environmental Protection and the State Attorney General's office, the parties to the suit are currently discussing a resolution that will best meet the needs of all interests.

<b>Strategy:</b>	Continue efforts to increase water flow in the Shepaug River to revive the habitat and restore recreational and scenic values to the River.
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### State Designated Natural Diversity Sites

The map on the facing page identifies the location of state designated natural diversity sites in Roxbury. These sites contain unique resources or habitats that are considered to have state-wide significance. For activities proposed in these areas, the applicant should contact the Natural Diversity unit at the Connecticut Department of Environmental Protection.

## PROTECT OTHER SIGNIFICANT WATER RESOURCES

While the Shepaug River may be the most visible and significant single resource in Roxbury, it is not the only water resource worth preserving. Other water resources in Roxbury that should be protected include watercourses, wetlands, aquifers, vernal pools, and floodplain areas, among them significant local resources like Jack's Brook, Moosehorn Brook, and Battle Swamp Brook.

The importance of these resources has long been recognized in Roxbury. In fact a 1973 streambelt study recommended protection of these resources.

<b>Strategy:</b>	Continue to protect watercourses, wetlands, aquifers, and floodplain areas in Roxbury.
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In the Roxbury Wetland Regulations, the definition of regulated activity includes certain activities that take place within 200 feet of the Shepaug River, 100 feet of any another watercourse, or 100 feet from any wetland. This is an example of a good regulatory program to protect watercourses and wetlands in Roxbury.
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# Natural Resource Conservation

Town of Roxbury, CT



## LEGEND

### Natural Resource Areas

-  Watercourses
-  Wetlands
-  100 Year Floodplains
-  State Designated Natural Diversity Site

### Other Features

-  State Highway
-  Collector Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

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**Rationale**

For this Plan, open space is defined as land preserved for conservation, scenic, or other purposes.

There is no more significant way to preserve rural character than to preserve dedicated open space.

Open space adds immeasurably to community character and the quality of life in Roxbury. In addition, studies have shown that open space preservation can have positive fiscal implications for a community.

The importance of open space to Roxbury's character was also recognized in the 1963, 1979, and 1989 Plans.

There is no more important time to act on preserving open space than the present.

**Greenbelts and Greenways**

A greenbelt is another word for a greenway. A greenway is a corridor of open space that:

- may protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or non-motorized transportation,
- may connect existing protected areas and provide access to the outdoors,
- may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals, or
- may be a green space along a highway or around a village.

General Assembly  
Public Act 95-335

**ESTABLISH A COORDINATED OPEN SPACE SYSTEM**

There can be little doubt that one of the elements of Roxbury that most appeals to residents and visitors is the amount of "open space." However, much of what is presently *perceived* as "open space" is not *preserved* as open space.

Most people tend to *perceive* "open space" as any land that is not built upon. However, much of the vacant land in Roxbury is privately owned and subject to future development. If all land that is presently *perceived* as open space were to be developed, Roxbury would be at risk of losing its rural character.

For the reasons cited in the sidebar, efforts must be devoted to preserving as much open space as possible in Roxbury. While the Roxbury Land Trust has been actively preserving open space, the Town has been passive and has even refused to accept open space due to concerns over liability or loss of tax revenue. These concerns are often exaggerated and more can and should be done by the Town to acquire open space and provide for public use and enjoyment.

The configuration of the open space system in Roxbury is as important as the amount of open space. If parcels of open space can be interconnected into a cohesive overall system, the value of the open space to residents and the impact on community character grows exponentially.

The major coordinating element in the future conservation and development of Roxbury should be a comprehensive greenbelt system which interconnects conservation, open space and recreation areas. Such a system should follow the town's major streams and brooks to serve to protect these sensitive areas from future development pressures and provide a linkage between important resources.

Connecting open space areas with trails will greatly enhance the value of the open space to all Roxbury residents. In addition, connections to lands of the Steep Rock Association in Washington or the Southbury Training School will create opportunities to establish a greenbelt of regional or even state-wide significance.

In addition to protecting Roxbury's character, such an open space system will:

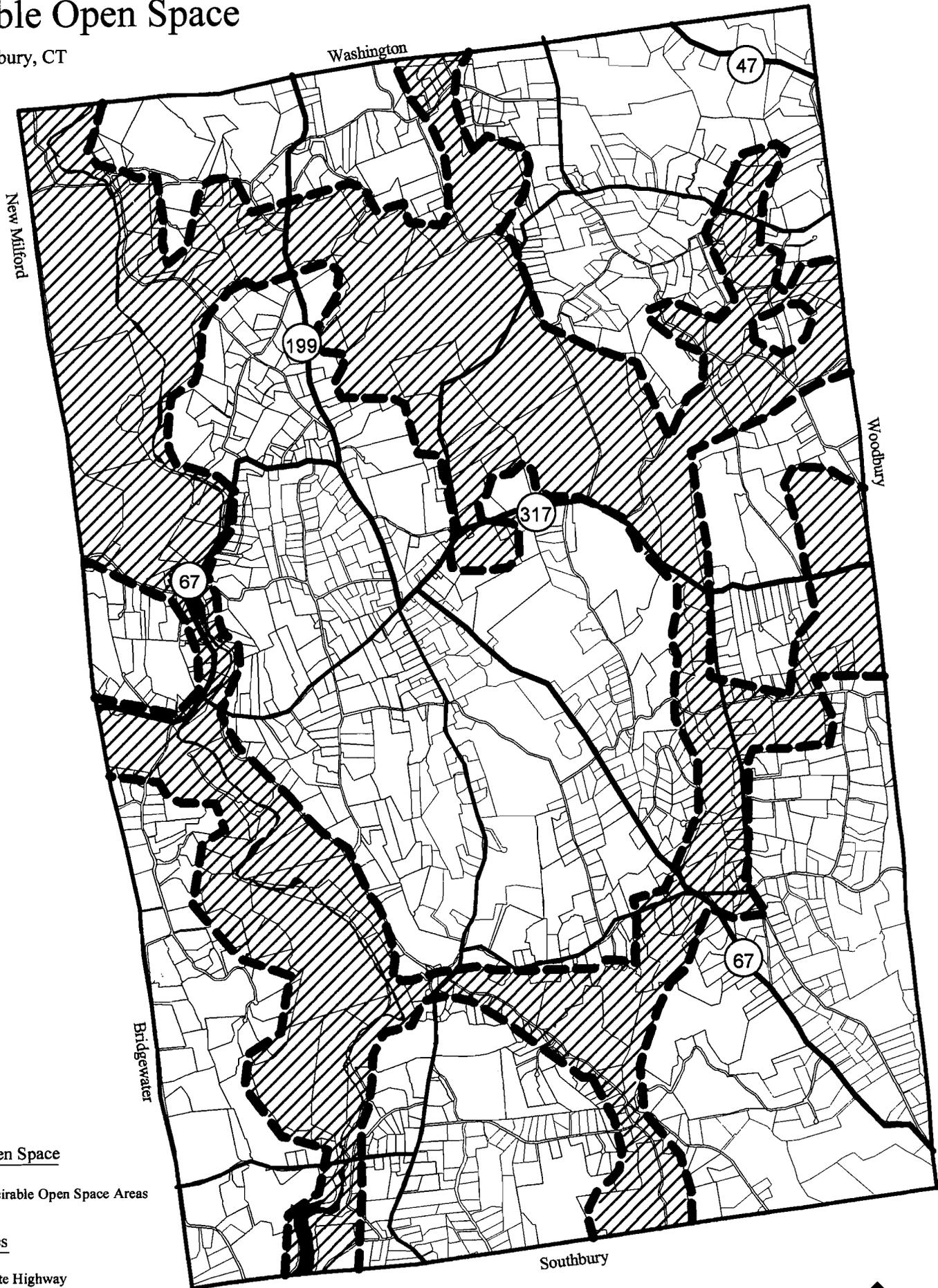
- protect important natural, scenic, or other resources,
- allow for a trail system that interconnects different areas,
- contribute to the enjoyment and quality of life for residents, and
- provide for contiguous wildlife habitat.

<b>Strategy:</b>	Preserve open space in Roxbury using all available means.
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Establish a coordinated open space / greenbelt system.</li> <li>2. Establish a comprehensive trail system in Roxbury.</li> </ol>
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# Desirable Open Space

Town of Roxbury, CT



## LEGEND

### Desirable Open Space

 Desirable Open Space Areas

### Other Features

 State Highway  
 Collector Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

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### Open Space Requirements

Section 8.0 of the Subdivision Regulations currently states that the Planning Commission "may (emphasis added) require the reservation of up to 10 percent of the land included within any application for public open space."

Section 8-25 of the Connecticut General Statutes specifically provides for the payment of fees-in-lieu of open space dedication on a particular parcel. Such fees are related to the pre-development value of the land and are paid as lots are sold.

### Possible Action Plan

The Roxbury Land Trust has suggested the following criteria for the selection of land for open space:

1. Protection of the Shepaug River.
2. Protection of other important streambelts and watercourses.
3. Adjacency to existing preserved open space.
4. Location for more accessible linked trails.
5. Protecting significant views within and at "gateways to Roxbury.
6. Protecting agricultural uses.

### PRESERVE OPEN SPACE DURING DEVELOPMENT

In Roxbury, most open space preservation has occurred as a result of philanthropy by land owners and the concerted efforts of the Land Trust. While these efforts will hopefully continue, more can be done.

One of the first steps that Roxbury can take is to set aside open space at the time of development of properties.

<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Amend subdivision regulations to:<ul style="list-style-type: none"><li>• require a higher percentage be preserved as open space as part of every application, and</li><li>• allow for payment of fees-in-lieu of open space dedication when such open space does not enhance the overall open space network in Roxbury.</li></ul></li><li>2. Amend regulations to require that open space be offered first to the Town, the Land Trust, or another open space organization before being deeded to a homeowner association or restricted through a conservation easement.</li><li>3. Amend subdivision regulations to allow the Planning Commission to require that public access be provided, where appropriate.</li><li>4. On a case-by-case basis, consider allowing the dedication of open space elsewhere in Roxbury to meet the open space requirements of a subdivision.</li><li>5. Encourage inter-connection of open space areas to provide wildlife corridors.</li></ol>
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### SET ASIDE MUNICIPAL FUNDS FOR OPEN SPACE ACQUISITION

The Roxbury Land Trust has done a commendable job protecting open space. However, the Town of Roxbury needs to embark on its own program. While the Town has been reluctant to acquire (or even accept) open space due to concerns over loss of tax revenue or liability concerns, these fears have been shown to be overstated. Throughout the process of preparing this Plan, open space protection has been widely supported by residents in order to preserve rural character.

Of course, while public ownership provides the most public benefits, it is not always required for open space preservation. For example, a coordinated system of greenbelts can be established through public dedication, public acquisition, private conservation and access easements, and other techniques. Public ownership is most desirable when a parcel would:

- expand, improve, or contribute to the overall open space system,
- provide for significant community benefit, such as the preservation of "gateways" to Roxbury, or
- provide for active or passive recreation areas or provide for important trail connections.

The Town should undertake, along with the Land Trust and other open space and conservation organizations, a multi-faceted effort to identify:

- priorities for acquisition (an action strategy),
- properties for acquisition (an action plan), and
- sources of funds.

The Town should re-activate the Conservation Commission to coordinate with other agencies and address these issues.

The Town of Roxbury should also begin to set aside municipal funds for open space acquisition so that important or significant open space parcels can be purchased and preserved. This can be funded through:

- annual contributions to an open space fund which may take several years before accumulating a significant amount, or
- a bond issue which makes funds available for acquisition in much less time.

**“Open Space Fund”**

Section 7-131r of the Connecticut General Statutes allows a municipality to establish a Land Acquisition Fund, funded up to 2 mills annually, to be used for the acquisition of land for open space, recreation, or housing.

Unlike other municipal accounts, this fund does not have to be expended in a given fiscal year and can accumulate interest over time.

<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Re-activate the Conservation Commission to identify: <ul style="list-style-type: none"> <li>• ways to preserve open space,</li> <li>• open space priorities,</li> <li>• properties worth preserving as open space, and</li> <li>• possible funding programs for acquisition.</li> </ul> </li> <li>2. Establish an open space acquisition fund.</li> <li>3. Request town meeting approval for funds to be used for open space acquisition.</li> <li>4. Undertake capital campaigns for the acquisition of specific properties.</li> <li>5. Investigate the ability to set aside conveyance tax receipts for open space rather than for the general fund.</li> </ol>
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**ENCOURAGE EFFORTS OF THE LAND TRUST**

The Roxbury Land Trust has been very effective in obtaining donations of property as open space. These activities should continue to be supported and encouraged in order to preserve open space in Roxbury. Public access on Land Trust properties should continue to be promoted.

<b>Strategies:</b>	<ol style="list-style-type: none"> <li>1. Continue to encourage the significant efforts of the Roxbury Land Trust.</li> <li>2. Encourage the Land Trust to maintain their current policy of allowing passive recreation (hiking) by the general public on their property.</li> </ol>
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**National Recognition**

The Roxbury Center area has a National Historic District that recognizes the historic nature of this area but has no protective regulations.

The Roxbury Iron Mine and Furnace Complex and the Southbury Training School are listed on the National Register of Historic Places. Listings on the National Register are also on the State Register of Historic Places.

**Local Protection**

Roxbury Center also has a Local Historic District where exterior activities are regulated by a local Historic District Commission.

**Archeological Resources?**

A projectile, possibly an arrow or spear, estimated at 12,000 years old was discovered in Roxbury.

**Hodge Memorial Library & Museum**

The recently opened Hodge Memorial Library and Museum will be a repository for the preservation of artifacts that relate to the historic culture of Roxbury and a living reminder of its heritage.

Non-circulating antiquarian books will be available for research. Programs and exhibits will be developed for the local community with an emphasis on educational interaction with the school system.

**PRESERVE HISTORIC RESOURCES**

Historic resources are an important part of Roxbury's character and the Plan can play a significant role in their preservation. In fact, the 1963 Plan recommended establishment of the Historic District in Roxbury Center and the district was established in 1965.

Roxbury is renowned for the quality of the historic resources in the community and the 1997 Historic and Architectural Resource Survey provides a comprehensive overview of important historical resources. While historic buildings are most visible, Roxbury may also contain significant archeological resources. Efforts to identify and preserve historic resources must continue.

**Noted Historic Resources in Roxbury**

**Recognized Historic Districts / Sites**

<b>A. Roxbury Center National Historic District</b>	<b>NRHP</b>	An exceptional example of a rural agricultural community of the late 18th and 19th century.
<b>B. Roxbury Center Local Historic District</b>	<b>LHD</b>	A local historic district with certain activities regulated by the Historic District Commission.
<b>C. Judd's Bridge Historic Area</b>		A relatively intact 19th century farming community with little or no modern intrusion.
<b>D. Roxbury Station Historic Area</b>		A group of historic buildings that illustrate the historical development of this village.
<b>1. Iron Mine / Furnace Complex</b>	<b>NRHP</b>	A mining complex that extracted silver, lead, and iron ore, includes an iron furnace.
<b>2. Southbury Training School</b>	<b>NRHP</b>	A facility for the mentally impaired located in Southbury with some land located in Roxbury.
<b>3. Norton-Elwell House</b>		47 Apple Lane
<b>4. John Trowbridge Mill</b>		17 Baker Road
<b>5. Charles B. Hurd House</b>		129 Painter Hill Road
<b>6. Alexander Calder House</b>		314 Painter Hill Road
<b>7. Remember Baker, Jr. House</b>		112 Sentry Hill Road
<b>8. Alden Beers House</b>		68 Squire Road

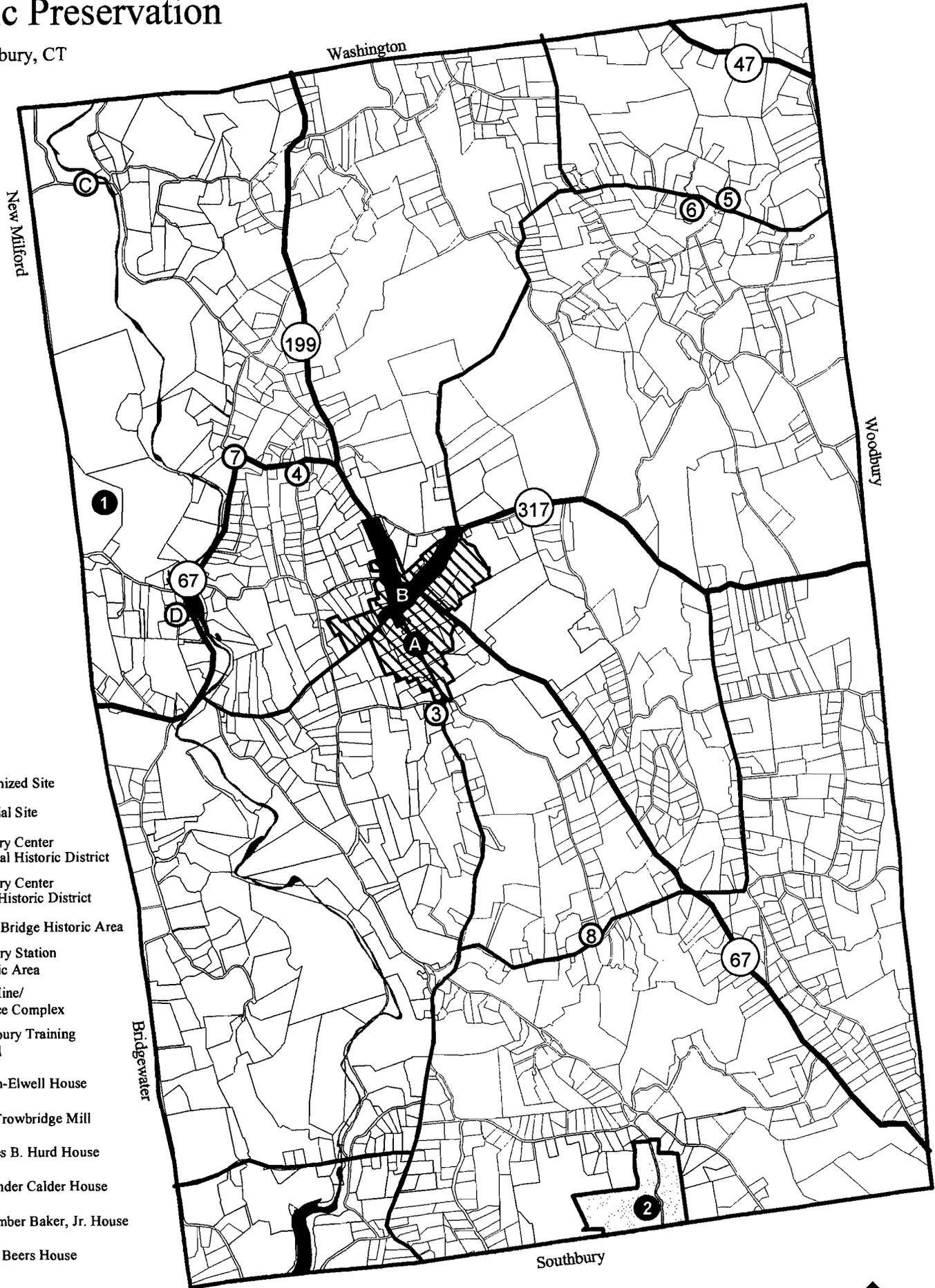
NRHP identifies resources listed on the National Register of Historic Places. LHD identifies a local historic district in Roxbury.

<b>Strategies:</b>	<ol style="list-style-type: none"> <li>1. Continue to preserve historic resources.</li> <li>2. Encourage local organizations and activities that enhance Roxbury's historic character.</li> <li>3. Support establishing historic district(s) that are supported by a majority of residents.</li> <li>4. Continue to support both the Roxbury Historical Society and the Historic District Commission.</li> </ol>
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Adopt a demolition delay ordinance that will allow time to preserve potentially significant cultural resources.</li> <li>2. Adopt regulations to retain historic resources such as stone walls and barns.</li> <li>3. Nominate eligible properties for the National Register of Historic Places.</li> <li>4. Undertake a comprehensive archeological survey, especially in the Shepaug River valley.</li> </ol>
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# Historic Preservation

Town of Roxbury, CT



## LEGEND

- Recognized Site
- Potential Site
- A** Roxbury Center National Historic District
- B** Roxbury Center Local Historic District
- Ⓒ Judd's Bridge Historic Area
- Ⓓ Roxbury Station Historic Area
- ① Iron Mine/Furnace Complex
- ② Southbury Training School
- ③ Norton-Elwell House
- ④ John Trowbridge Mill
- ⑤ Charles B. Hurd House
- ⑥ Alexander Calder House
- ⑦ Remember Baker, Jr. House
- ⑧ Alden Beers House

## Other Features

- State Highway
- Collector Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

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### Ridge/Scenic Regulations

The following towns have adopted regulatory provisions regarding ridgeline and/or scenic view protection:

- Berlin,
- Cornwall,
- Durham,
- Farmington,
- Middlefield,
- Simsbury,
- Stratford,
- Wallingford, and
- Woodbury.

### Timber Regulations

The following towns have adopted regulatory provisions regarding timber harvesting:

- Deep River,
- East Granby, and
- Stafford.

## PROTECT RIDGELINES & SCENIC VIEWS

Ridgelines and scenic views are significant contributors to Roxbury's rural character. These resources must be identified and protected. The Conservation Commission should be re-activated to address the identification and protection of these resources.

<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Re-activate the Conservation Commission to identify:<ul style="list-style-type: none"><li>• key scenic vistas and areas, and</li><li>• significant ridgelines within Roxbury.</li></ul></li><li>2. Evaluate ridgeline and scenic view regulations from other towns.</li><li>3. Adopt ridgeline protection regulations.</li><li>4. Adopt regulations to protect scenic views and vistas.</li></ol>
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## ADOPT TIMBER HARVESTING REGULATIONS

There have been several instances in Roxbury where property owners have undertaken, or have allowed, the significant clearing of trees on their property. In addition to causing significant erosion and sedimentation problems, these activities have resulted in significant "rural blight" and should be regulated.

However, Public Act 98-228 has limited the ability of the Town of Roxbury to regulate forest practices. The Public Act has also clarified the role of an Inland Wetlands Commission to regulate forest practices that may have an impact on wetlands and watercourses.

<b>Task:</b>	Regulate timber harvesting and clear cutting through adoption of a Town ordinance, if allowed, or through expansion of the definition of regulated activity or regulated area in the wetland regulations.
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## PRESERVE AGRICULTURAL LAND

Agriculture, once the predominant land use and economic activity in Roxbury, has declined in Roxbury, and many other areas, over the last several decades. Efforts should be devoted to preserving farms and prime agricultural soils in order to help preserve Roxbury's rural character.

<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Pursue innovative strategies that will retain agricultural land.</li><li>2. To the extent possible, preserve prime agricultural soils as open space or undeveloped areas in new developments.</li></ol>
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**REVIEW SAND & GRAVEL EXCAVATION REGULATIONS**

Sand and gravel excavation has become an issue in Roxbury due to the nature of earth removal operations that have been conducted and the impact on roads and neighborhoods in Roxbury and surrounding communities. In addition, there are concerns over whether sites will be adequately restored following excavation operations.

In order to properly manage excavation operations, the sand and gravel removal regulations should be carefully reviewed to ensure they provide for reasonable criteria. In particular, the future reuse of sites should be addressed and restoration guaranteed.

<b>Task:</b>	Review the earth removal regulations to ensure that proper controls are in place.
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**PROTECT WATER QUALITY**

Maintaining water quality is a significant environmental issue. While there are few instances of water quality degradation in Roxbury, it is important to maintain water quality since all local homes and businesses obtain their water supply from private wells. Protection of water quality was recognized as an important issue in the 1979 Plan as well.

The issues affecting water quality are typically related to land use activities that increase the nutrient or sediment content of water resources. Roads are a major source of such runoff. Inappropriate septic discharges can pollute groundwater. Spills and leaks can also be sources of groundwater contamination. Degradation of water quality can also occur as a result of intense land use activities.

<b>Strategies:</b>	<ol style="list-style-type: none"> <li>1. Continue to protect and improve water quality.</li> <li>2. Maintain low-intensity land use/land cover regulations in order to minimize negative impacts on water resources.</li> </ol>
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Review zoning and subdivision regulations regarding erosion and sediment control.</li> <li>2. Adopt an aquifer protection regulation.</li> <li>3. Adopt an underground fuel tank ordinance.</li> <li>4. Adopt stormwater management regulations that encourage stormwater retention and renovation, where appropriate.</li> <li>5. Ensure that all salt storage areas are properly covered.</li> </ol>
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**Excavation Issues**

Sand and gravel are needed for a wide variety of construction purposes including, in Roxbury, road sanding and maintenance of dirt roads.

On the other hand, excavation operations are typically considered to be a nuisance due to dust, noise, truck traffic, and visual blight.

Since appropriate regulations can allow for some reasonable excavation and operation while minimizing temporary and permanent impacts to a community, reviewing Town regulations is especially important.

**Related Topic**

Refer to page 30 of the Plan for a proposed regulation that will help implement this recommendation.

**DISCOURAGE DEVELOPMENT ON STEEP SLOPES**

Development on steep slopes is more likely to result in erosion and sedimentation, adverse impacts to natural resources, and increased development and maintenance costs. These constraints are compounded by unsuitable soil characteristics such as compact or very shallow soils.

While slopes between 15 and 25 percent might be capable of development of isolated home sites with proper design and construction, slopes in excess of 25 percent are generally suited only for very low intensity development.

Development on steep slopes requires stricter erosion and sediment control measures and careful maintenance due to increased rates of runoff.

<b>Strategy:</b>	Discourage development on steep slopes.
<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Review erosion and sediment control requirements in the zoning and subdivision regulations.</li><li>2. Consider requiring a special permit for development on slopes in excess of 25 percent.</li></ol>

**Public Act 490**

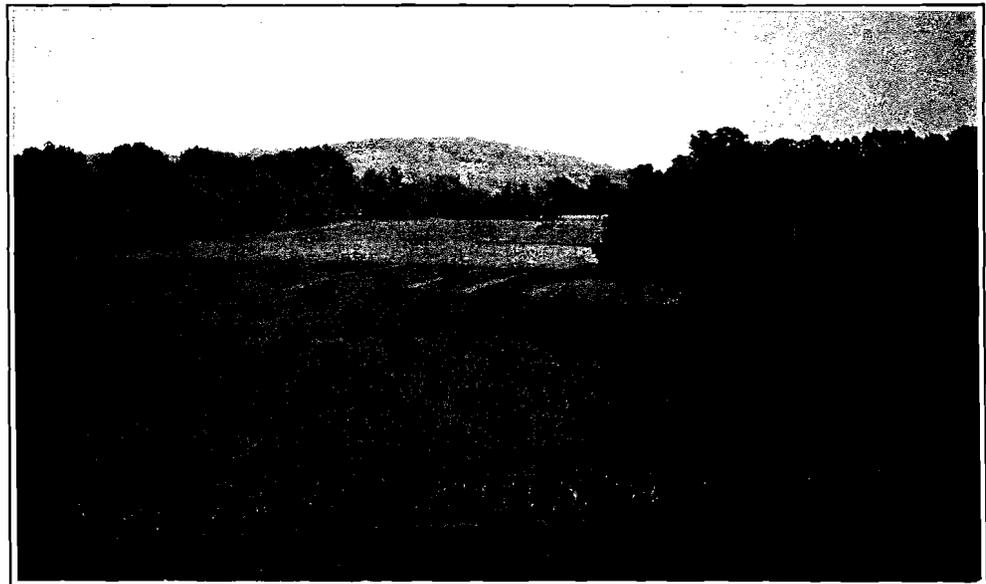
The PA-490 program (CGS 12-107e) allows the Town to designate land for farm, forest, or open space assessment, reducing the tax burden on these parcels. Such a program helps to defer development and maintain the amount of "perceived" open space in Roxbury.

Procedures for designating land for PA-490 assessment are outlined in the statute. To be eligible for open space assessment, such land must be designated in the Plan of Conservation and Development and such policy must be adopted by the local legislative body.

Designation of land under Public Act 490 does not mean that such land will remain as farm, forest, or open space land in the future. If such land is developed within 10 years of its enrollment in the program, a tax recapture provision applies.

**MAINTAIN PUBLIC ACT 490 ASSESSMENTS**

Public Act 490 is an assessment program that helps preserve community character and "perceived" open space. Overall, about 5,800 acres in Roxbury participate in the program and it has surely helped preserve the town's rural character.



While farm and forest assessment must meet statutory criteria, open space assessment is recommended by the Plan of Conservation and Development. The Plan recommends that open space assessment be available:

1. to any property that is residentially zoned and is more than two times the required lot size in that zone,
2. for that portion of the property that exceeds the required lot size in that zone, and
3. not for any property that is used for business or utility purposes.

The Conservation Commission could undertake a community education program to educate and encourage property owners to participate in the PA-490 program.

<b>Strategies:</b>	<ol style="list-style-type: none"> <li>1. Continue to use the PA-490 assessment program.</li> <li>2. Continue to designate farm or forest land in accordance with statute.</li> </ol>
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Investigate how other towns have implemented PA-490 open space policies.</li> <li>2. Adopt a PA-490 open space policy at Town Meeting.</li> <li>3. Undertake a community education program to encourage eligible property owners to enroll in the open space assessment program.</li> </ol>
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#### PROVIDE CONSERVATION INFORMATION TO THE PUBLIC

Conservation may be the most significant issue to Roxbury residents and many recommendations have been made in this Plan with regard to conservation issues.

However, the Plan alone cannot make conservation happen in Roxbury. Even the re-activated Conservation Commission (as recommended in the Plan) cannot, by itself, make conservation happen in Roxbury. In fact, all of the resources of the Town of Roxbury cannot make conservation happen. For conservation to proceed and succeed, it needs the participation of all Roxbury residents.

The Conservation Commission should be re-activated and tasked to prepare a mailer to residents and realtors to inform them of conservation issues, the progress being made with regard to conservation in Roxbury, and to request their assistance in attaining conservation goals.

<b>Strategy:</b>	Educate Roxbury residents regarding the importance of conservation issues.
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Re-activate the Conservation Commission.</li> <li>2. Distribute an information sheet to property owners and realtors about:             <ul style="list-style-type: none"> <li>• the importance of conservation, and</li> <li>• what is and is not regulated</li> </ul> </li> <li>3. Provide information to homeowners about how to protect groundwater.</li> </ol>
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## Statutory References

"Such plan shall show the commission's recommendations for the most desirable use of land within the municipality for . . . recreational . . . and other purposes."

"Such plan may also show the commission's recommendation for a system of . . . parks, playgrounds and other public grounds . . . and other purposes. "

CGS 8-23

## CONSERVATION SUMMARY

The map on the facing page summarizes the conservation recommendations for Roxbury. The most significant recommendation is to establish a coordinated greenbelt system.

It must be stressed that the desirable area depicted on the map on the facing page is intended to show generalized areas of open space and is not meant to be a specific delineation of proposed open space boundaries. Desirable open space areas could be obtained by donation, purchase, or as part of development of the overall property.

If implemented in its entirety, as depicted on the map on the facing page, approximately 5,800 acres (35 percent) of Roxbury would be preserved as open space. While this sounds like a mammoth task, it must be remembered that about 1,400 acres of this 5,800 acres (about 24 percent) is already preserved as open space. Further, an additional 1,400 acres more or less (another 24 percent) are considered to be primary conservation areas due to the presence of watercourses, wetlands, and floodplains. In other words, preserving these areas in addition to the existing preserved open space will result in attainment of about 48 percent of the proposed greenbelt.

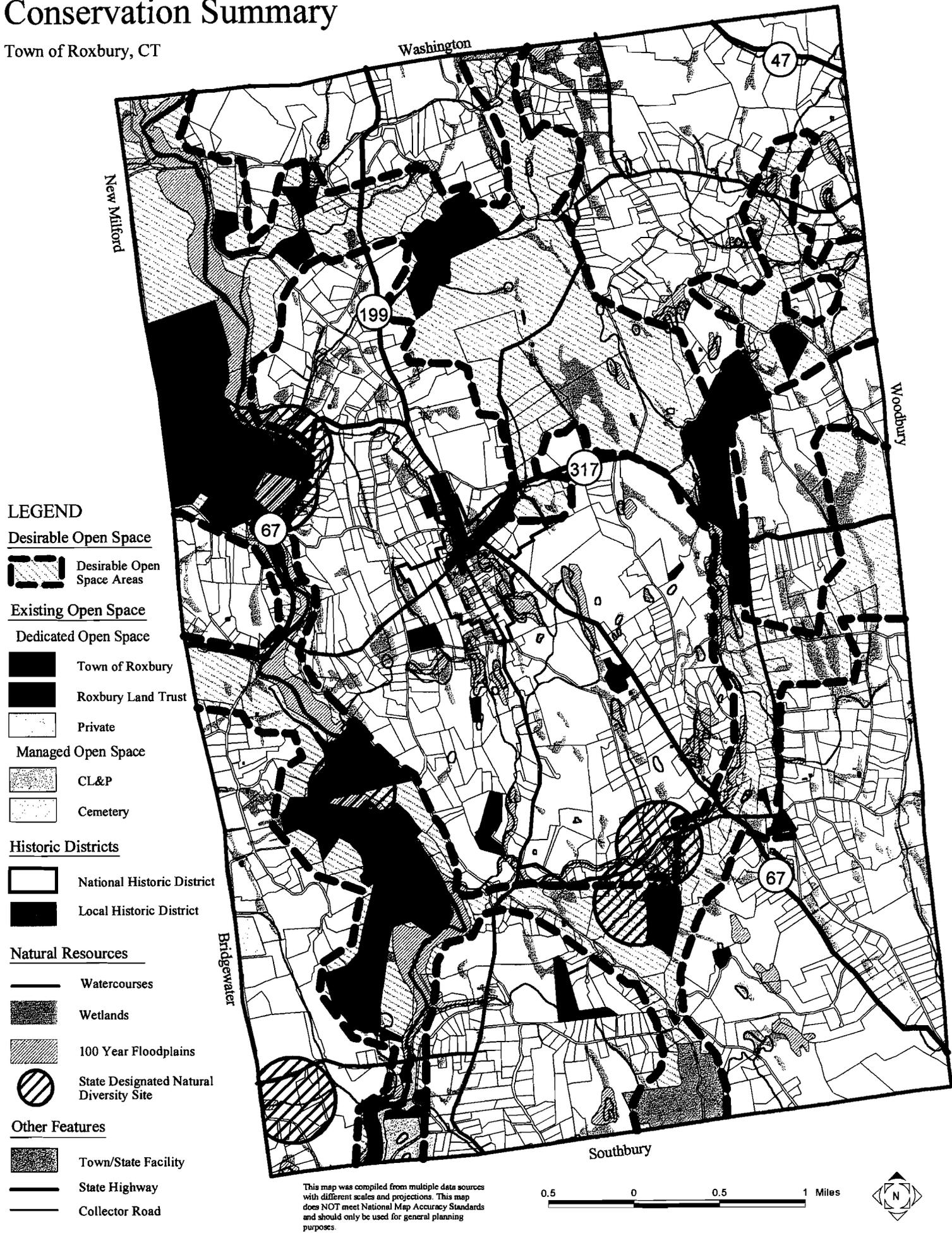
Of the remaining 3,000 acres, only about one-half to two-thirds may in fact be required to establish the open space connections necessary to create the greenbelt. In some cases, this could occur as part of sensitive development on the remaining portions of the parcel. In other cases, acquisition of the property, through purchase, donation, or other means, may be required. Much of this land is already participating in the Public Act 490 program as farm, forest, or open space land.

In other words, only an additional 1,400 acres may be necessary for Roxbury to preserve significant aspects of its rural character and establish a comprehensive greenbelt system. Full implementation of the greenbelt plan as depicted may require the preservation of up to another 4,400 acres through regulation, as part of development, through donation, or by purchase.

With the Town and the Land Trust working together with private property owners and open space dedications as part of development proposals, much of the desirable open space can become *preserved* open space to benefit present and future generations of Roxbury residents.

# Conservation Summary

Town of Roxbury, CT



## LEGEND

### Desirable Open Space

Desirable Open Space Areas

### Existing Open Space

#### Dedicated Open Space

Town of Roxbury  
 Roxbury Land Trust  
 Private

#### Managed Open Space

CL&P  
 Cemetery

### Historic Districts

National Historic District  
 Local Historic District

### Natural Resources

Watercourses  
 Wetlands  
 100 Year Floodplains  
 State Designated Natural Diversity Site

### Other Features

Town/State Facility  
 State Highway  
 Collector Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

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## Local Activities

Local activities that contribute to community spirit and pride include:

- the "Picking and Fiddling" music festival,
- Old Roxbury Day, and
- the Fall Festival.

Other events that bring residents together and contribute to community spirit and pride can include fireworks, concerts, carnivals, and community tag sale days.

At such events, booths can be provided to educate people about activities in Roxbury and to encourage people to participate.

## PROMOTE COMMUNITY SPIRIT

Residents also identified other things that contribute to community character. These included social and economic diversity, Roxbury's small size, the fact that residents are motivated, the high interest in volunteerism, the positive attitude of residents, and the number and variety of community events.

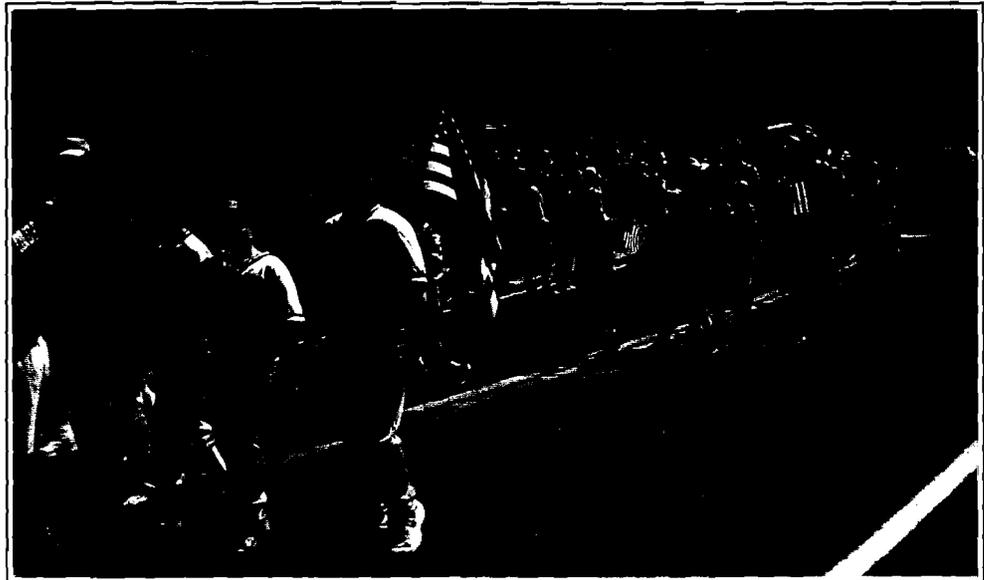
Despite varied backgrounds and resources, Roxbury residents share a common bond of pulling together to meet community needs. Residents in many larger towns and cities have lost this sense of shared community responsibility for the future of their community. It is this sense of community participation for the common good that must be nurtured in Roxbury.

### Strategies:

1. Encourage festivals and other activities to promote community spirit among full-time and part-time residents.
2. Use schools and other town facilities to conduct activities that promote community pride and spirit.
3. Encourage community programs that promote community pride and spirit, such as those undertaken by the Roxbury Beautification Committee.

### Tasks:

1. Prepare a brochure to inform new residents about Roxbury, what it has to offer, and how they can participate.
2. Conduct an annual volunteer appreciation event to recognize people who make contributions to the community.
3. Annually recognize a "volunteer of the year" and other "hometown heroes" on a plaque in the Town Hall.
4. Review home occupations regulations to encourage day-time volunteers for fire and ambulance services.



# DEVELOPMENT STRATEGIES

# 5

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## OVERVIEW

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While most residents of Roxbury place a higher emphasis on conservation issues, development activities will continue in the future as property owners elect to develop or use their property. As a result, patterns of development must be considered as a highly important part of the Plan.

Roxbury is a rural community that primarily consists of owner-occupied, single-family dwellings. Since zoning adoption in 1932, the minimum lot size requirements in Roxbury have increased to three acres per lot with interior lots permitted at 4.5 acres. All development in town relies on septic systems and private wells. Housing growth continues in Roxbury as the community is more and more “discovered” by new residents and as people are willing to travel longer distances to their jobs.

During the planning process, some residents wondered why development just couldn't be stopped. Our form of government and system of constitutional rights guarantees people a reasonable right to use, and therefore develop, their property. The Town is empowered to regulate, but not prohibit, land use and development activities in order to protect public health, safety, and general welfare.

We need to recognize that resistance to change reflects the fact that people may not be happy with the types of development patterns that are occurring. In other words, people may not feel that development is preserving Roxbury's rural character or protecting the town's important features. It does not matter how fast development occurs in Roxbury if we strive for a perfect vision or model of what the community should be. Therein lies the challenge of this Plan.

Development issues include residential development patterns and business areas and uses. The major recommendations on the following pages are designed to:

1. modify the development process in order to:
  - maintain current lot sizes for small developments,
  - allow for open space development patterns in larger developments,
2. consider the possibility of appropriate small business uses in the Town Hall area,
3. encourage home-based businesses, and
4. provide for diverse housing needs.

**Development Process**

Lots can be created through:

- division - the splitting of a parcel of land into two lots without subdivision approval provided both lots comply with zoning requirements and no split has previously occurred,
- subdivision - the division of a parcel of land into three or more lots subsequent to the adoption of subdivision regulations, or
- re-subdivision - a change in an approved or recorded subdivision that results in an additional building lot.

In the recommended development processes, it is the creation of a sixth lot on a parcel of land (however or whenever created) that initiates the open space process.

**ESTABLISH A NEW DEVELOPMENT PROCESS**

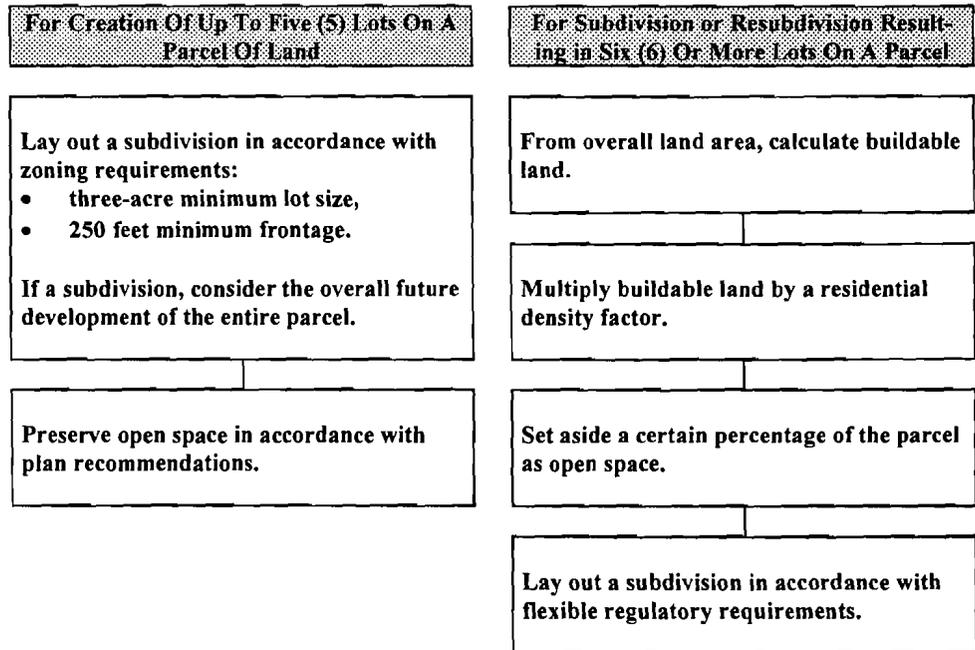
Roxbury residents have indicated that protection of natural resources and preservation of open space are important objectives in the community. Yet, when it comes to development of land, these objectives are not incorporated in the regulations in a way that clearly defines what types of development patterns the community seeks. This is especially true for larger subdivisions.

The current zoning regulations in Roxbury require the subdivision of three-acre lots subject to certain dimensional standards. This type of regulation typically results in a developer or landowner trying to locate *as many lots as possible* on a parcel with little overall regard to how the development contributes to Roxbury's rural character or protects important resources. Such regulations result in a *geometric* exercise to site as many houses as possible rather than an *organic* exercise to produce the best sites for homes. We can do better.

During preparation of the Plan, participants indicated that they wanted to retain the current subdivision process for small developments (up to five lots) but encourage open space development patterns for development of six (6) or more house sites.

The recommended development processes would be as follows:

**Recommended Development Processes**



While it is possible that retaining the current development process will result in a series of small subdivisions that are less sensitive to natural resources and provide less open space, participants in the planning process felt that establishment of both development processes:

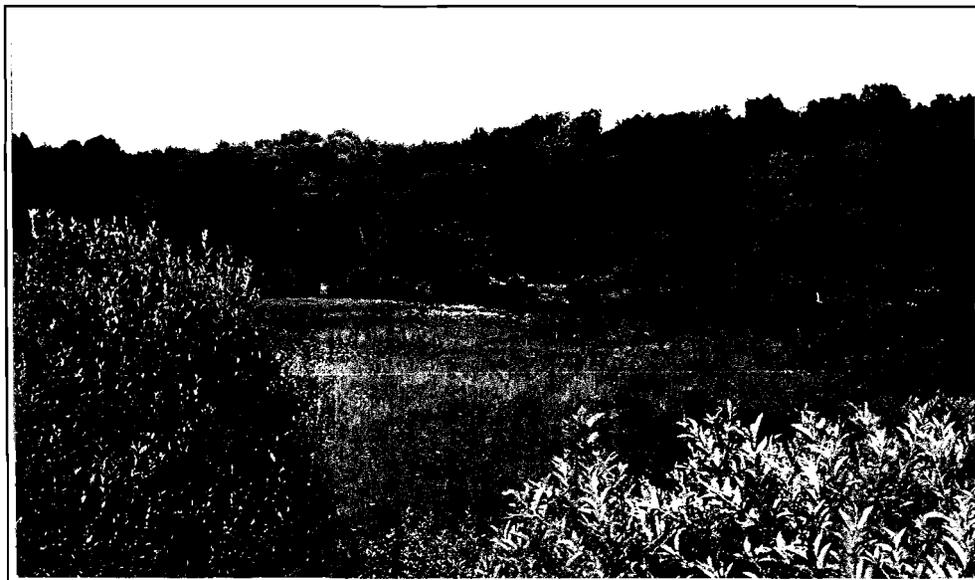
- addressed the major concerns about current development patterns in Roxbury, and
- represented a significant improvement over the current development process.

In order to implement open space development patterns, regulations are recommended to provide for:

- buildable land, and
- residential density.

### **Buildable Land**

The buildable land regulation is intended to protect the important natural resources identified in the Conservation section of the Plan (wetlands, watercourses, floodplains, and steep slopes). Areas that are unbuildable or contain serious constraints to development should not be treated the same as more buildable land in determining the overall development yield of a piece of property. In other words, the overall yield (number of lots) on parcels of given acreage should reflect the constraints that exist.



## Density Regulations

Residential density is simply another way of looking at development yield. For example, five lots on a 20-acre parcel is the same as a 0.25 density factor (five lots divided by 20 acres equals 0.25 lots per acre).

Density is used to regulate development yield from a piece of property.

Prior to adoption, density standards should be:

- compared to actual development experience in Roxbury, and
- reviewed to ensure design flexibility.

The density factor:

- accounts for open space and road area requirements, and
- is applied after the developable land calculation has been completed.

It will be important to preserve a set of assessor maps that show the configuration of property at the time the residential density regulation was adopted.

## Residential Density

A residential density regulation is similar to a minimum lot size regulation in that it regulates the number of lots that can be created in a development. The density regulation specifies the maximum number of lots that are feasible given the characteristics of the property.

Once the maximum unit yield is determined by regulation, the developer typically strives to design the *best overall plan* for the development and conservation of the parcel rather than the *most* sites for homes.

Since the development yield (number of lots) is now established, flexibility can be provided in minimum lot sizes to preserve more open space, protect natural resources, and provide for housing diversity.

### Tasks:

1. Modify the subdivision regulations to establish the development process recommended in this Plan.
2. Modify the zoning regulations to include buildable land and residential density requirements that apply to all residential uses.

### SAMPLE ZONING REGULATION

Subdivisions or re-subdivisions that result in the creation of six (6) or more lots on a parcel of land subsequent to the adoption of this regulation shall be subject to the following regulations:

- a. Land designated as Floodplain, Wetlands, Watercourses, or with slopes in excess of 25 percent shall not be used to calculate density for any residential use.
- b. Land with slopes of 15 to 25 percent shall be discounted 50 percent when used to calculate density for any residential use.
- c. Any parcel developed for residential use shall, after deducting the above areas, observe the following density regulations:

<u>Zone</u>	<u>Maximum Density(units/acre)</u>
Zone A	0.25
Zone B	0.25
Zone C	0.25
Zone D	0.25

**ALLOW FLEXIBILITY IN MINIMUM LOT SIZE**

For subdivisions resulting in six or more lots that will use the density regulation to determine the maximum number of house sites, the minimum lot size requirements are no longer used to determine development yield and can be used solely to ensure that each lot has adequate area to accommodate a building, a well and a septic system. This will provide additional flexibility with regard to the siting of the units on the property and might allow opportunities for affordable housing

<b>Task:</b>	Modify the zoning regulations to allow for flexible lot sizes in large subdivisions.
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<b>SAMPLE LOT AREA REGULATION</b>	
a.	Any lot developed for any use shall obtain a certification by the Town Health Officer that a functioning septic system can be provided in accordance with the requirements of the State Health Code, as amended.
b.	Unless modified as follows, no residential lot shall contain less than 3.0 acres and no interior lot shall contain less than 4.5 acres.
c.	In a subdivision, the minimum lot area requirement may be reduced in proportion to the extent that open space is dedicated or preserved on the parcel. (i.e. - if 30 percent of the parcel is preserved as open space, the minimum lot area may be reduced by up to 15 percent).
d.	In no event shall any lot have less than 2.0 acres of buildable area (land that is not designated as wetland, watercourse, floodplain, or steep slope).

**REVIEW LARGE INTERIOR LOT PROVISIONS**

Section 5.9 of the Zoning Regulations presently allows for the development of large lots (10 acres or more in size) along a private dirt road provided that there is some reasonable protection of agricultural land or other conservation areas.

This regulation can help preserve agricultural land and rural character. However, the regulation might be modified to replace the 10-acre minimum lot size requirement with a 0.10 unit/acre maximum density requirement. Then, lots smaller than 10-acres might be created in order to preserve more agricultural land or conservation areas. In addition, the requirements for obtaining a Special Permit should be maintained.

<b>Task:</b>	Review the requirements for Large Interior Lots to see if improvements can be made.
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**Statutory Reference**

"The Plan shall show the commission's recommendation for the most desirable use of land within the municipality for residential . . . purposes and for the most desirable density of population in the . . . parts of the municipality."

CGS 8-23

**ENCOURAGE APPROPRIATE DEVELOPMENT PATTERNS**

During the process of preparing this Plan, some Roxbury residents favored slowing the rate of growth or increasing the minimum lot size requirement. After additional discussion, it became apparent that these were the policy options that residents thought were available to retain Roxbury's rural character.

For residents, the main issue appears to be patterns of development. Residents want Roxbury to retain its rural character and not become a typical "suburban" community. Thus, while relating residential densities to natural resource constraints will help to resolve issues of appropriate density, it will not fully address issues of development patterns.

As shown in the graphic of rural development patterns on the facing page, the predominant types of residential development in Roxbury have been "lotting off", "lotting off" with interior lots, and conventional subdivisions.

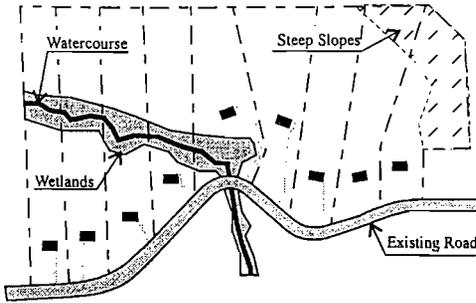
After discussion of all six alternative rural development patterns, residents indicated that they most favored open space subdivisions, open space subdivisions with buffers, and "lotting off" with buffers and interior lots. However, residents were expressly not in favor of encouraging cul-de-sac roads. Regulatory changes can be made to make this happen.

In addition, there is interest in Roxbury in allowing for flexible setbacks to avoid "strip" residential development where houses are all lined up along the minimum setback requirement.

<b>Strategy:</b>	Encourage open space development patterns.
<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Adopt regulations to allow (or require) open space development patterns.</li><li>2. Require provision of an open space buffer or conservation easement along arterial and collector roads to preserve the rural streetscape. As an alternative, increase the lot area, lot width, and front yard setback requirements on arterial and collector roads if no buffer is provided.</li><li>3. Consider allowing flexibility (or requiring variation) in front yard setbacks such as establishing an average front yard setback or relating setback to the lot depth or width (such as setback = 0.20 x area / width) that would allow shallower setbacks for wider lots.</li><li>4. Consider encouraging variety in lot width such as allowing the Planning Commission to reduce the minimum frontage requirement for lots in a subdivision to the same extent that open space is dedicated or preserved on the parcel (i.e. - if 30 percent of the parcel is preserved as open space, the lot frontage may be reduced by up to 15 percent).</li></ol>

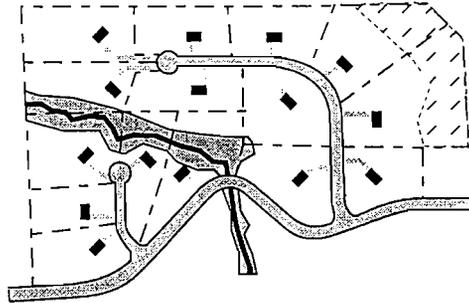
### **“Lotting Off”**

9 lots, 0' new road, 0% open space



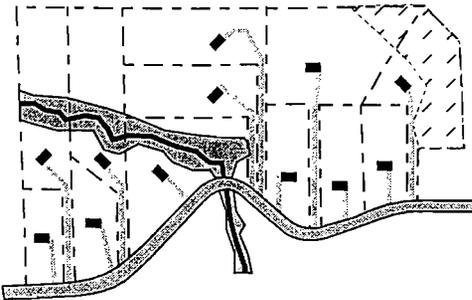
### **Conventional Subdivision**

15 lots, 2,400' new road, 0% open space



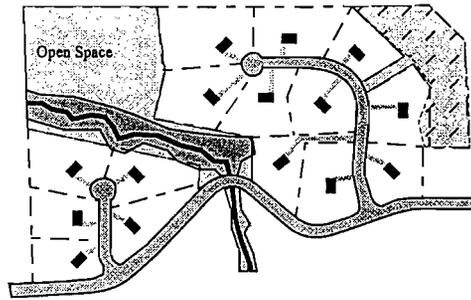
### **“Lotting Off” With Rear Lots**

12 lots, 0' new road, 0% open space



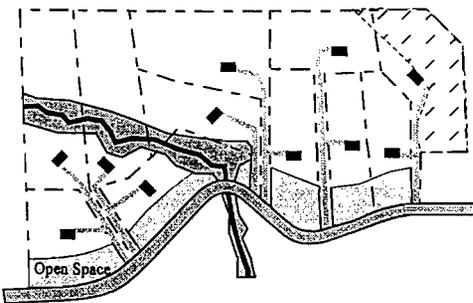
### **Open Space Subdivision**

15 lots, 2,000' new road, 30% open space



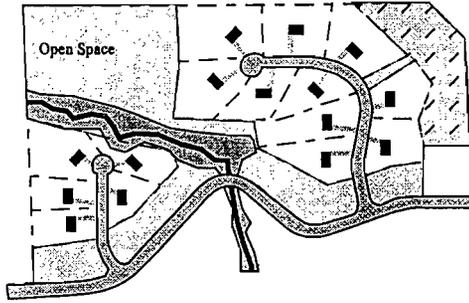
### **“Lotting Off” With Buffer**

11 lots, 0' new road, 15% open space



### **Open Space Subdivision And Buffer**

15 lots, 2,000' new road, 50% open space



### **Typical Rural Development Patterns**

The property shown is approximately 70 acres in size. The Roxbury Zoning Regulations require a 3-acre minimum lot size (with interior lots a minimum of 4.5 acres) and 250 feet of frontage.

As in most communities, the typical issues include:

- the number of lots,
- the amount of road,
- the type of road,
- the amount of dedicated open space,
- the number of curb cuts (driveways or roads), and
- whether shared driveways or interior lots are permitted.

While the illustrations depict cul-de-sac roads, Roxbury residents were expressly not in favor of cul-de-sac roads.

**Statutory Reference**

“The Plan shall make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region.”

“The Plan shall promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs.”

CGS 8-23

**Affordable Housing**

	Percent
Roxbury	0.3%
County	2.2%
State	10.2%

Connecticut Department of Economic and Community Development, 1997. Affordable housing is financially assisted, CHFA financed, or deed-restricted so that the cost does not exceed statutory guidelines.

The DECD report is used to measure progress toward attaining affordable housing goals and determining which communities are subject to the Affordable Housing Appeals Procedure (CGS 8-30g).

**ENCOURAGE HOUSING DIVERSITY**

In addition to development densities and patterns, provisions also need to be made for housing needs. Roxbury currently consists of single-family detached homes on large lots. Much of the reason for this is the agricultural heritage of the community combined with soil types and terrain.

**Elderly Housing**

As the population ages, additional provisions may need to be made for elderly housing. An elderly housing project is in the process of being developed on Southbury Road on land donated by Mabel Bernhardt Smith. While these 18 units will help meet local needs, other elderly residents may wish to remain in their own homes or may not be eligible for these units.

Programs allowing elderly people to reside in their homes as long as they are able should continue. Since cost and maintenance are the two main housing concerns of this age group, the current accessory apartment regulations should be maintained to help address these issues.

**Less Expensive Housing**

According to a 1997 report from the Connecticut Department of Economic and Community Development (DECD), Roxbury has fewer affordable housing units than the region or the state average.

Opportunities to encourage the development of less expensive housing should be explored. Roxbury is a community that is influenced by the regional housing market and the overall price levels of what people are willing to spend. Since it is unlikely that people will agree to sell existing houses at below market prices and with deed restrictions that would make them affordable (less than about \$200,000 in Roxbury or at a rental rate of less than about \$1,200 per month), new housing development presents the best opportunity to provide for less expensive, or more affordable, housing in Roxbury.

Options that have been explored by some communities are that some percentage of all new housing development shall be deed restricted to affordable levels, municipal acquisition or private donation of property for a development of affordable homes, density bonuses for provision of affordable homes, or creation of affordable rental units by churches or other local organizations.

<b>Strategy:</b>	Provide for a diversity of housing types in Roxbury.
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<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Address identified local housing needs.</li> <li>2. Complete development of the elderly housing planned for Southbury Road.</li> <li>3. Explore creative ways to create affordable housing, including through churches and other local organizations.</li> </ol>
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**MAINTAIN THE EXISTING BUSINESS ZONE**

In the 18th century, a village was established in Chalybes (later Roxbury Station) to support activities at Mine Hill. With the demise of the mining businesses and the closing of the railroad, the Roxbury Station area fell into disuse. With the adoption of zoning in Roxbury, the Roxbury Station area became a business zone.

Although uses in the business zone have struggled because they are off the beaten path, this existing business zone should be retained in order to provide opportunity for businesses to serve local needs. Appropriate regulatory improvements should be made to enhance the operation and appearance of this area.

<b>Strategy:</b>	Maintain the existing business zone in the Roxbury Station area to provide for business uses (such as offices or small assembly) that do not rely on visibility.
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<b>Task:</b>	Make appropriate regulatory improvements to enhance the operation and appearance of this area.
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**ENCOURAGE HOME-BASED BUSINESSES**

A surprising number of Roxbury residents work from their homes on a regular or a part-time basis. In fact, the 1990 Census found that about 12 percent of all workers indicated they walked to work or worked at home. In addition, about 29 percent of all households reported non-farm self-employment income in 1989. This is clearly an issue important to a number of residents.

Roxbury should continue to allow for home-based businesses and encourage such uses. Such uses can, in appropriate locations and with reasonable controls, enhance the character of Roxbury and provide opportunities to maintain historic structures or further other purposes of the Plan.

<b>Strategy:</b>	Encourage the establishment and operation of specific compatible home-based businesses.
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<b>Task:</b>	Review the zoning requirements for home-based businesses with an eye to allowing other specific compatible uses, such as bed & breakfasts, by Special Permit with appropriate criteria.
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**Statutory Reference**

“The Plan shall show the commission's recommendation for the most desirable use of land within the municipality for . . . commercial, industrial, . . . and other purposes.”

“The Plan shall be a statement of policies, goals and standards for the physical and economic development of the municipality . . .”

CGS 8-23

### Informal Survey Results

#### Should Business Uses Be Allowed in Roxbury Center?

Yes	27
Yes/ Just Market	12
No/ Address Market	11
No	38

Public Informational Meeting - April 9, 1999

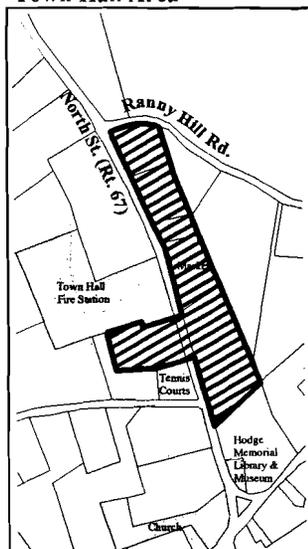
These results could be interpreted to indicate that:

- 56 percent of those surveyed (49 of 88) did not favor business uses in the Center, or
- 57 percent of those surveyed (50 of 88) felt that something should be done at least with regard to the market.

### Non-Conforming Uses

A typical zoning purpose is to eliminate non-conforming uses over time. As a result, restrictions are usually placed on non-conforming uses that effectively prevent them from expanding or improving their operations. However, the regulations can be modified to allow for limited expansion of non-conforming uses.

### Town Hall Area



### CONSIDER ALLOWING BUSINESS USES IN THE TOWN HALL AREA

Despite the history of business and industrial uses in Roxbury, there is limited business development in the community today because there is a limited local market and, it appears, because residents want it this way. Most residents are comfortable with traveling to New Milford, Southbury, Woodbury, and Washington on a regular basis for groceries and other needs.

There has been discussion over the years about allowing business uses in Town Hall area, including in the 1963 Plan of Development, or making the existing Roxbury Market/post office a conforming use by special permit or other means.

As part of this planning process, the idea of considering allowing business uses in this area was presented. This concept generated quite a bit of discussion, especially among residents of the historic district, and an informal survey was conducted at one of the Public Information Meetings.

The survey results indicated that this issue is a sensitive one in Roxbury. Certainly there was more interest in allowing for the improvement of the Roxbury Market site (a known "commodity") than there was in allowing for other business uses or locations not yet defined. This issue can continue to be discussed during the planning period.

Initially, it may be desirable to allow the existing businesses in the Town Hall area to expand and adapt to meet local needs since treating these businesses as pre-existing non-conforming uses prevents them from changing. Provisions could be adopted to allow expansion of non-conforming business uses in residential zones by a certain percentage. Since most of the Town Hall area is located in the local historic district, adequate protection exists to ensure that any exterior building renovations will be considered appropriate.

Any proposal for a new use in the Town Hall area should only be for small-scale business uses serving only Roxbury, as a special permit use, provided that:

- any such use is very carefully designed and controlled and is compatible with the village character,
- any non-office meets an identifiable need in Roxbury and is devoted to only serving the needs of the community, and
- there are strict floor area limitations and design guidelines on the building.

<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Consider allowing business uses in the Town Hall area by Special Permit.</li><li>2. Consider allowing an expansion of legally pre-existing, non-conforming business uses in residential zones.</li></ol>
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# COMMUNITY SERVICES & FACILITIES

# 6

## OVERVIEW

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Community services, such as education, public works, public safety, social, and recreation, contribute significantly to Roxbury's character and quality of life. The Plan of Conservation and Development reviews the physical aspects of such services, and their facilities, to ensure they are appropriately located and sized to meet community needs during the planning period and beyond.

Roxbury has a good array of community facilities and services to meet local needs and residents are generally comfortable with the *quantity* of services and the *quality* of services provided by the Town. While most facilities are expected to be adequate during the planning period, some facilities will need improvements.

## ENCOURAGE PUBLIC SAFETY VOLUNTEERS

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Roxbury has a volunteer fire department and a volunteer ambulance service. One of the things that makes Roxbury special is the way that neighbors help others in times of need. However, due to increased training requirements, it is becoming increasingly difficult to attract and retain volunteers. This situation is exacerbated by the fact that many residents work out of town, high housing prices hinder the ability of younger people to move to Roxbury, and the population is aging.

Should Roxbury ever need paid fire or ambulance staff, the costs to the community will be significant. It will be most cost-effective in the long term to encourage volunteer staffing. Some communities have moved towards more active recruitment of volunteers and a compensation program where respondents receive a financial payment that, although modest, reflects their valuable contribution to public safety in the community.

<b>Strategy:</b>	Increase efforts to attract and retain fire and ambulance volunteers, possibly through a per-call stipend or other incentives.
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## **KEEP COMMUNITY FACILITIES IN ROXBURY CENTER**

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Roxbury's sense of community and local character is enhanced by the fact that most community facilities are located in Roxbury Center. This should be encouraged in order to promote community pride and spirit and enhance the Center as the focal point of the community.

<b>Strategy:</b>	Continue to encourage the location of community facilities in and near Roxbury Center.
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## **ANTICIPATE REGIONAL SCHOOL FACILITY NEEDS**

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Roxbury, along with Washington and Bridgewater, is part of Regional School District #12. Each Town maintains their own elementary school with middle and high school students attending Shepaug Valley Regional High School in Washington. Each Town is responsible for a share of the total operating budget based on its share of the overall system enrollment. For prudent fiscal planning, school enrollment projections (by town) should be regularly prepared and reviewed.

Booth Free School, located on South Street, is Roxbury's elementary school. While the school recently underwent improvements to meet code requirements, it appears to have little room to accommodate additional enrollment and it also appears to have limited area on the site to accommodate expansion. During the planning period, the Town should work with the Regional Board to determine whether it is feasible and/or desirable to expand Booth Free School.

<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Regularly monitor school enrollments projections to anticipate facility and fiscal needs.</li><li>2. Continue to work productively with the Region 12 School Board.</li></ol>
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<b>Task:</b>	Study whether it is feasible and/or desirable to expand Booth Free School.
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## **CLEAN UP TOWN PARKS**

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Sherman Park is located on the Shepaug River near Roxbury Falls. The site has never been improved as a park and has been used for disposal of bulky waste (tree stumps). During the planning period, the bulky waste should be removed and the site improved to provide access to the Shepaug River. Other arrangements can be made for the disposal of bulky waste. Other Town Parks, such as Hodge Park and Chase Park, should also be maintained.

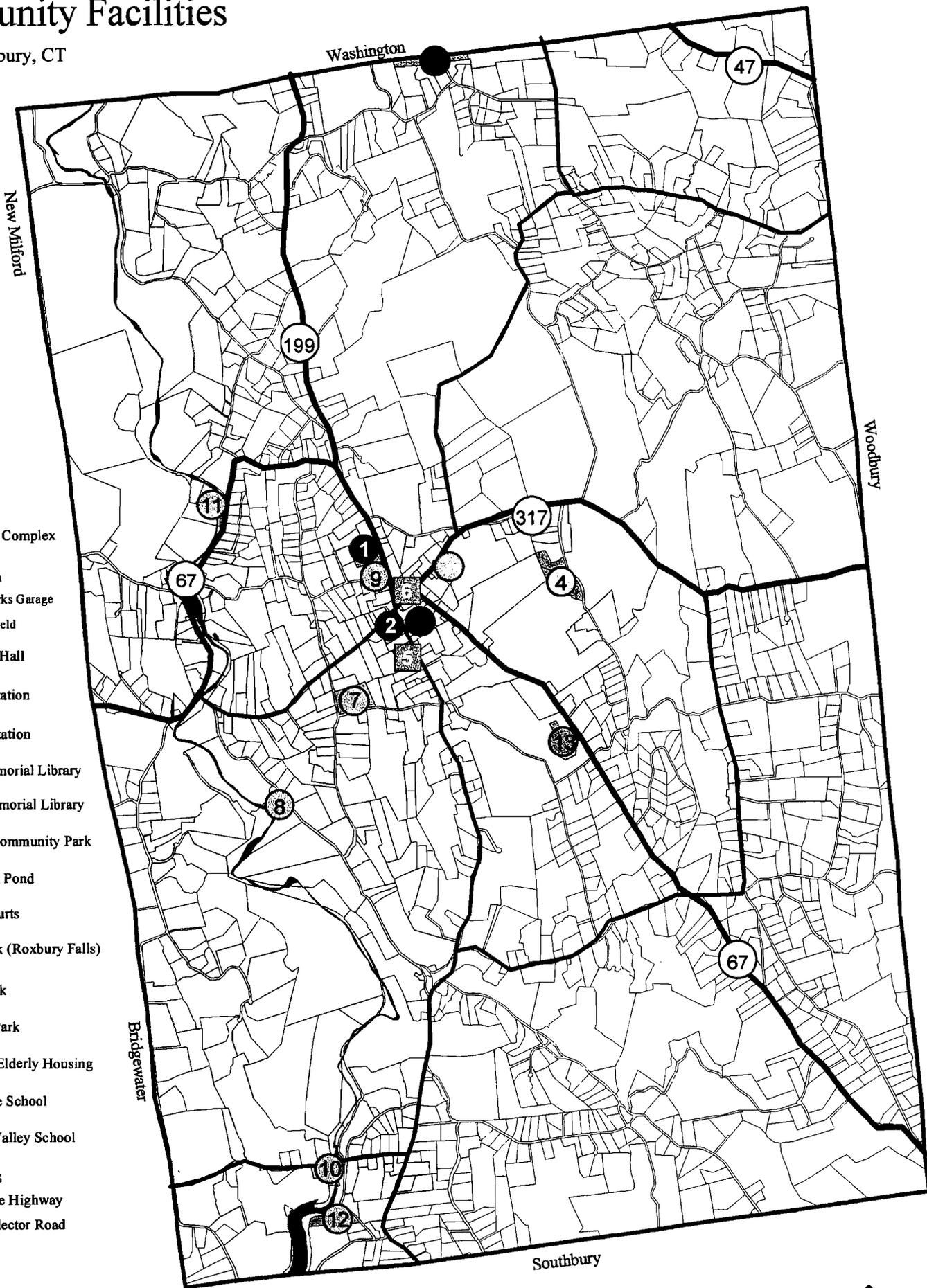
<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Continue to clean up and improve Sherman Park.</li><li>2. Make long term arrangements for the disposal of bulky waste.</li><li>3. Improve and maintain other Town Parks.</li></ol>
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# Community Facilities

Town of Roxbury, CT

## LEGEND

- 1** Town Hall Complex
    - Town Hall
    - Fire Station
    - Public Works Garage
    - Baseball Field
  - 2** Old Town Hall
  -  Old Fire Station
  - 4** Transfer Station
  -  Minor Memorial Library
  -  Hodge Memorial Library
  -  Hurlburt Community Park
  -  Swimming Pond
  -  Tennis Courts
  -  Chase Park (Roxbury Falls)
  -  Hodge Park
  -  Sherman Park
  -  Proposed Elderly Housing
  -  Booth Free School
  -  Shepaug Valley School
- Other Features**
-  State Highway
  -  Collector Road



This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

0.5 0 0.5 1 Miles



## MAINTAIN ADEQUATE RECREATIONAL FACILITIES

Hurlburt Community Park, located on Apple Lane at Rocky Mountain Road is the main outdoor active recreation facility in Roxbury. Indoor recreation activities are conducted at the Region #12 facilities (such as Booth Free School) and other community facilities.

The Recreation Commission is in the process of preparing an overall master plan for Hurlburt Park. Rather than focus just on this one facility, the Commission should prepare an overall park and recreation master plan for all programs and facilities. In order to ensure community support, the Plan should include public participation and a public hearing by the Commission or the Board of Selectmen prior to implementation.

<b>Strategy:</b>	Continue to coordinate with Region 12 for recreation use of school facilities.
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<b>Task:</b>	Develop a town-wide recreation master plan for all facilities tied to local participation and/or community growth.
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## CONSIDER ACQUIRING RIVERFRONT PROPERTY

The Town should consider acquiring riverfront property along the Shepaug River adjacent to existing Town property. Such property will enhance access to the Shepaug River and the existing Town lands. For example, Connecticut Light & Power owns property on Lower River Road adjacent to the Shepaug River and Sherman Park and near Chase Park. Although originally acquired as part of the creation of Lake Lillinonah, the property has been used for sand and gravel excavation and could be restored to recreational use adjacent to the Shepaug River.

<b>Strategy:</b>	Consider acquiring riverfront property on the Shepaug River.
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# TRANSPORTATION

# 7

## OVERVIEW

This element of the Plan of Conservation and Development is concerned with the means by which people and goods are moved from one place to another. It is designed to encourage, support, and serve the current and desired future land use pattern for Roxbury.

The major issues of concern in Roxbury are the roadway circulation system and recreational modes, such as pedestrian ways and bicycle paths. While Roxbury has a good basic road system in place, there are a number of road issues that need to be addressed in the Plan.

In addition to providing for overall circulation, the transportation system is an important element of community character.

## ADOPT ROAD CLASSIFICATIONS

A hierarchy of roads helps ensure that roads are designed appropriately for their location and the amount of traffic that can be anticipated. In order to provide for a balance between through traffic and property access that is appropriate for the level of adjacent development and overall circulation patterns in Roxbury, a new road classification system should be adopted.

Proposed Road Classification System

Class	Description	Function	Examples
Arterial	State Highways	Regional traffic movement	Routes 67, 199 and 317
Collector	Major Town Roads	Major local traffic movement	Painter Hill Road, South Street, Weller's Bridge Road
Town Road	Residential Roads	Neighborhood traffic and property access	Squire Road, Tophet Road, Gold Mine Road
Limited Road	Dead End Roads	Property access for less than 20 lots	Forest Farm Drive, Judge Road, Jonathan Drive
	Dirt Roads		Judd's Bridge Road

**Task:**

Incorporate the road classification system in the subdivision regulations and the road ordinance/regulation.

**Potential Scenic Roads**

- Apple Lane
- Botsford Hill Road
- Gold Mine Road
- Judd's Bridge Road
- Moosehorn Road
- Old Roxbury Road
- Painter Hill Road
- River Road
- Squire Road
- Tophet Road

**MAINTAIN EXISTING SCENIC ROADS**

Roxbury has many scenic roads that help establish and support its rural character. These roads and their essential scenic characteristics should be preserved as much as possible.

**Town Roads**

The Town has adopted a Town scenic road ordinance in order to preserve the character, protect roadside views and vistas, and protect Town roads from inappropriate road improvements.

The authority to designate Town scenic roads rests with the Planning Commission provided that the owners of a majority of the road frontage concur. Criteria for designation are outlined in the ordinance and road maintenance or improvement activities are required to "preserve to the highest degree possible the scenic characteristics which are . . . the basis for the designation." Potential scenic roads identified by the Planning Commission are identified in the sidebar.



<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Continue to identify scenic roads in Roxbury.</li><li>2. Maintain scenic road qualities while making necessary or desirable road improvements (safety and condition).</li></ol>
<b>Task:</b>	Proceed with scenic road designation in accordance with the ordinance as Town scenic roads are identified.

## State Roads

In addition, a Scenic Corridor Management Plan was completed in 1997 for parts of Routes 67 and 317 in Roxbury. The plan identifies important resources along the roads and makes specific recommendations regarding conservation and management issues in the corridors. Issues identified in the plan include:

- appropriate improvements to Route 67 over Fenn Brook,
- appropriate improvements to the "Bridgewater curves" on Route 67,
- preserving scenic areas and attributes along the roadway, and
- extension of the State scenic road designation on Route 317 to the Woodbury boundary.

These and other recommendations in that Plan provide a framework for how the Town of Roxbury can work effectively with the Connecticut Department of Transportation to make appropriate improvements.

The recommendations of the Roxbury Scenic Corridor Management Plan are hereby incorporated in the Plan of Conservation & Development. In addition, the recommendations of that Plan shall be considered for extension to other State roads in Roxbury such as Route 199 and other parts of Route 67 and Route 317.

<b>Strategy:</b>	Continue to work cooperatively with the Connecticut Department of Transportation to preserve and improve the scenic quality of State highways in Roxbury.
<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Work to implement the recommendations of the Scenic Corridor Management Plan.</li><li>2. Work with DOT to make appropriate improvements:<ul style="list-style-type: none"><li>• at Botsford Hill Road,</li><li>• at Sentry Hill Road, and</li><li>• over Fenn Brook on Route 67.</li></ul></li></ol>



## ADOPT NEW ROAD STANDARDS

It is ironic that there is significant support for the preservation of existing scenic roads in Roxbury but that the existing construction standards for new roads in Roxbury create very "un-scenic" roads. In other words, the new roads that are built in Roxbury in accordance with the current road standards will never become the scenic roads of the future. This must be addressed.

Residents of Roxbury agree that road standards can be improved. In a survey conducted during the process, 64 percent of the respondents felt that the Town should allow narrower roads in new developments. At a workshop meeting, residents developed road standards that were much different from current standards and were designed to accommodate traffic while maintaining scenic beauty.

Other road issues must also be addressed. Road standards contained in the Subdivision Regulations and the Town Road Ordinance conflict. In addition, Roxbury currently encourages private roads that are owned and maintained by adjacent property owners. Over time, the Town may be forced to address this issue and accept and improve some of these roads. It may be more cost effective for the Town to require all roads be built to reasonable standards.

If the Town is to preserve community character, road design standards must be evaluated in order to:

- focus less on criteria that emphasize moving traffic,
- focus more on criteria that create functional and scenic roads, and
- provide, where appropriate, for pedestrian, horse, and bicycle traffic.



Important guidance is already provided in the Roxbury Scenic Road Ordinance. The ordinance recognizes that the following characteristics are integral to the recognition of existing (and creation of new) scenic roads:

Parameter	Rationale
Width	A narrow road is correlated with high scenic beauty.
Speed Limit	Lower speeds correlate with scenic values and provide design flexibility.
Curves	Curves have scenic value since they slow traffic and provide new and changing views.
Grades	Hills and valleys slow traffic and provide scenic value.
Side Slopes	Steeper side slopes retain existing vegetation and avoid extensive earth movement when building new roads.
Vegetation	Vegetation both frames and confines views, slowing traffic and providing scenic value although care must be taken to avoid blocking sight lines or creating blind spots.

Other important considerations include:

Parameter	Rationale
Location	Site houses first then locate roads at edges of fields, forests, wetlands, and other conservation areas.
Cultural Features	Preserve noteworthy features such as trees, stone walls, fences, and rock outcrops.

Recommended road design standards for Roxbury are presented on the following pages. These standards are requirements for construction of new roads and guidelines for reconstruction of existing roads.

Some of the recommended road standards do not comply with typical recommendations of the Connecticut Department of Transportation (CTDOT) or the American Association of State Highway and Transportation Officials (AASHTO). However, those standards are typically used in urban and suburban settings and are inconsistent with the rural environment.

Where modified standards such as these are properly applied, public safety and municipal liability should not be a matter of concern. Additional review and discussions with other agencies should be conducted before the recommended standards and criteria are adopted.

#### Alternate Road Standards

Public Act 98-118 requires CTDOT to develop alternative design standards for federally and state funded projects. Many of the proposed standards are similar to the CTDOT standards for resurfacing, rehabilitation and restoration of rural collector and Town roads. As a result, they should also be appropriate for construction of new rural roads.

<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Obtain engineering and other reviews regarding the proposed road standards prior to adoption.</li> <li>2. Revise road standards to build new scenic roads.</li> <li>3. Place road design standards in the subdivision regulations.</li> <li>4. Modify the construction specifications in the Town road ordinance/regulations.</li> <li>5. Adopt a regulation regarding the maximum length of cul-de-sacs.</li> </ol>
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## Road Standards

These road standards were derived from recommendations or standards contained in the following sources:

- State Standards For The Design of Transportation, Vermont Agency of Transportation (1997).
- Design Guide For Rural Roads, Dutchess Land Conservancy (1998).
- Highway Design Manual (draft), CTDOT (1998).
- Rural By Design, APA (1994).
- Vision For A New American Dream, APA (1994).
- Comparative Study of Town Road and Subdivision Street Standards, NWCOG (1991).
- Guidelines for Subdivision Streets, CTDOT (1987).
- Performance Zoning, APA (1980).

It is also significant that State statutes limit local scenic roads to those less than 20 feet in paved width.

## Drainage

Drainage is one of the most important aspects of road construction. That is why the construction standards require 12" of bank run gravel (to CTDOT specifications) and 6" of process stone. Good drainage allows a road to hold up better over time and will ensure that the roads will serve residents efficiently and economically over the years.

## Possible Road Criteria and Standards

The following road design criteria and construction standards are suggested for consideration:

Criteria	Road Design Criteria			
	Arterial Road	Collector Road	Town Road	Limited Road
<b>Width Requirements</b>				
ROW width	As	50'	50'	50'
Paved width	Appropriate	20'*	19'*	18'*
Gravel Shoulders		2'	0'	0'
Drainage Areas		3'	3'	3'
Utility Area		3'	3'	3'
Cleared Width		33'	27'	25'
Graded width		33'	27'	25'
<b>Design Criteria</b>				
Posted Speed Limit	As	25 mph	20 mph	20 mph
Sight Distance	Appropriate	200'	150'	125'
Horizontal Curve		150' +/-	100' +/-	75' +/-
Vertical Curve		25' per % grade change	20' per % grade change	15' per % grade change
Minimum grade			1%	
Maximum grade		10%	12%	15%
<b>Cul-de-sac Criteria</b>				
ROW Radius	As		n/a	40' min.
Paved Radius	Appropriate		n/a	30' min.
Landscape Island			n/a	Encouraged
Permanent Length			n/a	1,500 feet
Temporary Length			Unlimited	or 20 lots

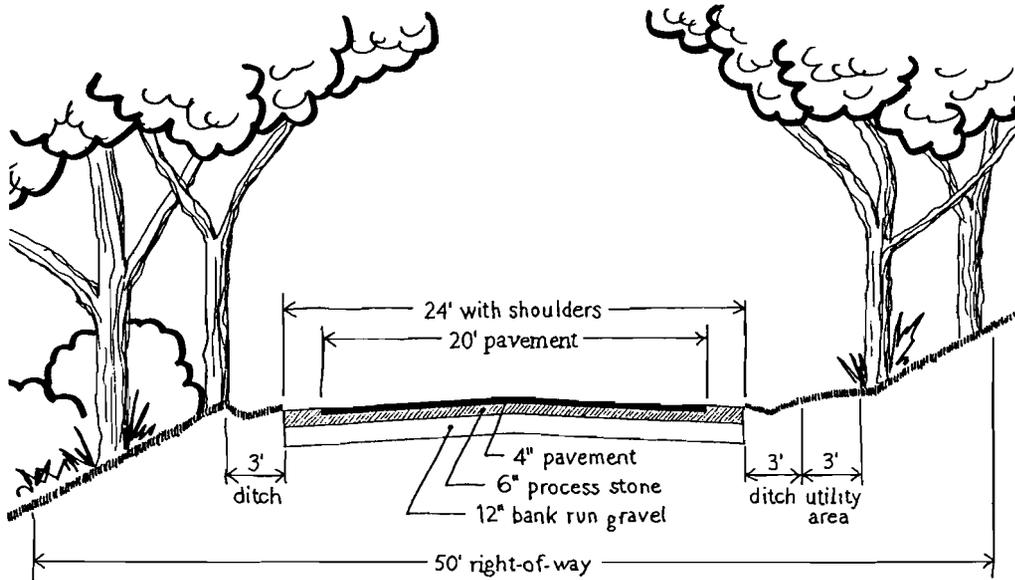
\* The paved width should be increased by up to one foot per lane on curves.

## Road Construction Standards

Criteria	Road Ordinance/Regulations			
	Arterial Road	Collector Road	Town Road	Limited Road
<b>Depth Requirements</b>				
Sub-base	As		12" bank run gravel	
Base	Appropriate		6" process stone	
Pavement			2" binder, 2" finish course	
<b>Slope Criteria</b>				
Side slope	As Appropriate		4:1 if fills < 4'	
			2:1 in cuts or if fills > 4'	
Two-cable guiderail			If steeper than 4:1	n/s
<b>Drainage Requirements</b>				
Storm Drainage	As Appropriate		Catch basin (if needed) and ditch with filter fabric	
Curbing			As needed for drainage	None

n/s = not specified  
n/a = not applicable

**Collector Road Design Standard**



**DISCONTINUE SOME ROADS**

There are several roads in Roxbury that are unimproved. Since these are Town roads, development along the road, even one house, might result in the Town having to improve and maintain these roads. If roads are unlikely to be needed for overall circulation, the Town should consider discontinuance of these roads to avoid a situation where the Town is required to improve them.

If roads will be needed for overall circulation, the Town should continue to maintain and improve these roads based on an overall priority rating.

<b>Tasks:</b>	<ol style="list-style-type: none"> <li>1. Identify road sections to be discontinued.</li> <li>2. Discontinue road sections not likely to be needed for overall circulation.</li> </ol>
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## REQUIRE PRIVATE ROADS TO MEET PUBLIC STANDARDS

Some developments prefer private roads in order to provide exclusivity. However, there is still a need for public access, even if only for emergency services. In order to ensure that such roads are passable, such roads should be required to be built to public standards.

<b>Task:</b>	Modify the Subdivision Regulations to require that private roads be built to public standards recommended in the Plan.
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## DISCOURAGE NEW DIRT ROADS

Residents of Roxbury are extremely fond of some existing dirt roads in town. For example, Judd's Bridge Road and River Road are considered to have significant scenic values. This Plan recommends that these roads be retained since they complement the rural character of Roxbury.

However, Roxbury has allowed construction of new dirt roads as part of development. While gravel roads are less expensive to build, they can be expensive to maintain over the long term. If such roads are public, then the Town is accepting a road that can be more expensive to maintain over the long term than a paved road. If such roads are private, there must be assurances that they will be properly maintained. It is the concern over long-term maintenance that results in a recommendation to avoid future dirt roads.

Due to the recommended road standards in this Plan, new paved roads will be narrower and will do much to enhance Roxbury's rural character. As a result, a dirt surface road will not be necessary.

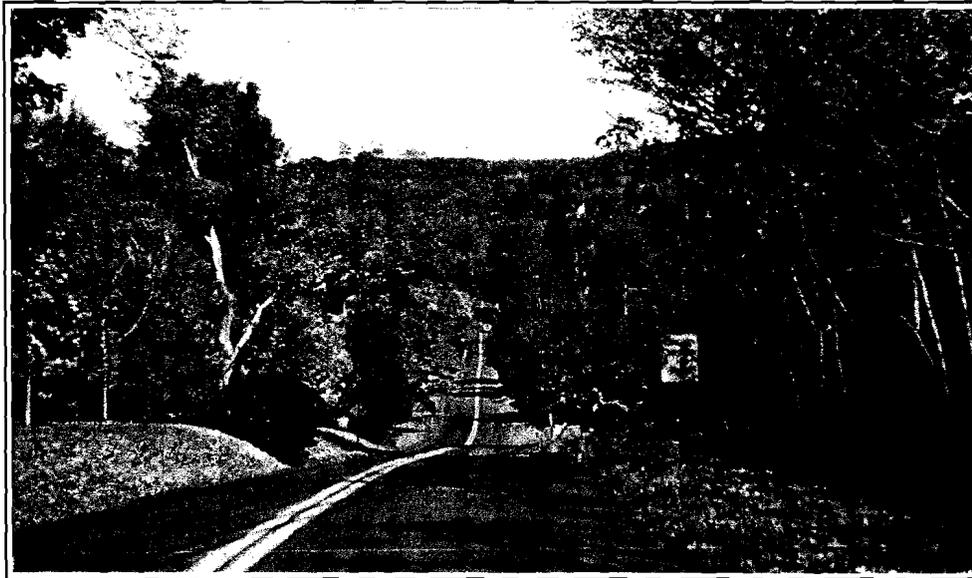
<b>Strategy:</b>	Discourage or avoid the creation of new dirt roads.
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**DISCOURAGE USE OF WELLER'S BRIDGE ROAD AS A SHORTCUT**

Many residents are concerned about the increased usage of Weller's Bridge Road between the Shepaug River and Roxbury Center as a shortcut. Motorists use this more direct route to bypass a looping section of Route 67 north of Roxbury Center. Thus, Weller's Bridge Road is forced to handle traffic levels much greater than those for which it was designed.

While the community has increased police patrols on this road to deter speeding and trucks, it is still heavily utilized. Although other options were considered, the best option may be to designate Weller's Bridge as one-way (east bound or westbound). This will probably cut the traffic in half on Weller's Bridge and increase it on Route 67. However, due to conditions at the Sentry Hill intersection, there may be an increase in accidents at that location.

<b>Task:</b>	Develop a method to discourage the use of Weller's Bridge road as a short-cut.
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## MAKE NECESSARY ROAD IMPROVEMENTS

As traffic volumes increase on state highways in Roxbury, additional traffic improvements will be warranted. The Town should continue to work with CTDOT to ensure that local issues are addressed in the most appropriate manner. This includes issues such as the alignment of Route 67 at the "Bridgewater curves", the intersections of Route 67 with Sentry Hill Road and with Transylvania Road, the intersection of Route 199 at Davenport Road, and the intersection of Route 317 at Lower County Road.

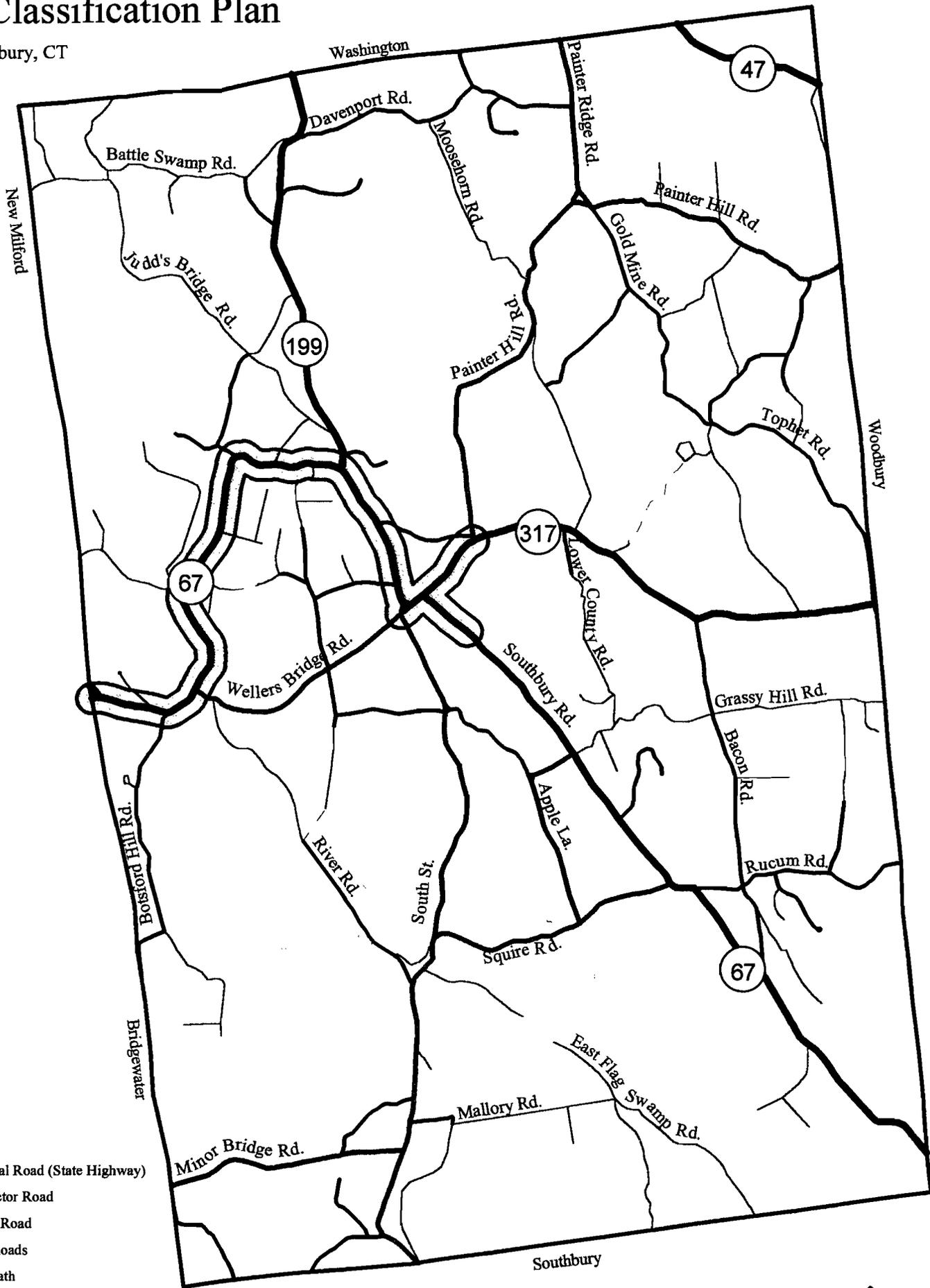
On Town roads, the Town should continue to monitor areas with accident concentrations in order to identify whether accidents are related to operator error or roadway design. Where necessary, the Town or the State should make improvements that will reduce the number and/or severity of accidents where road design is a contributing factor.

<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Work with DOT to make appropriate improvements on State highways, such as on:<ul style="list-style-type: none"><li>• Route 67 at the "Bridgewater curves", at Sentry Hill Road, and at Transylvania Road,</li><li>• Route 199 at Davenport Road, and</li><li>• Route 317 at Lower County Road.</li></ul></li><li>2. Continue to monitor the need for road improvements on Town roads.</li></ol>
<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Make necessary road improvements in a timely manner.</li><li>2. Ensure improvements retain scenic attributes to the maximum extent possible.</li></ol>



# Road Classification Plan

Town of Roxbury, CT



## Legend

-  Arterial Road (State Highway)
-  Collector Road
-  Local Road
-  Dirt Roads
-  Footpath
-  Scenic Corridor

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

0.5 0 0.5 1 Miles

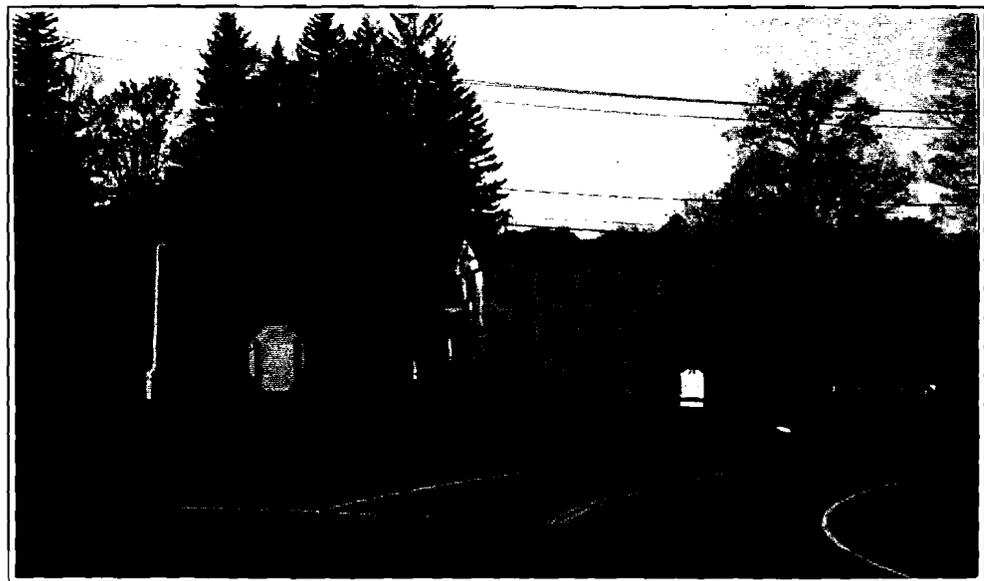


## ESTABLISH TRAILS AND PEDESTRIAN CONNECTIONS

Roxbury residents have expressed an interest in walkways in the Roxbury Center area. In fact, about two-thirds of the respondents at a public meeting supported this idea. The walkways should be stone dust trails or brick walks, not concrete sidewalks, between frequently visited locations in the Center area.

Roxbury may also want to develop an informal trail network throughout the community. Such trails can provide important opportunities for both recreation and transportation for pedestrians, bicyclists, and equestrians.

<b>Strategy:</b>	Encourage trails for biking, walking, and horses in town, where appropriate.
<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Establish a network of trails and walkways, especially in Roxbury Center.</li><li>2. Explore opportunities for walks and trails on the greenway network proposed in the Open Space Plan.</li></ol>



# OTHER ISSUES

# 8

## REGIONAL RELATIONSHIPS

The Town should continue to work with other towns in the region and with the State of Connecticut and other agencies to explore opportunities where interests coincide.

<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Continue to work cooperatively with other municipalities in areas of common interest (such as watershed protection).</li><li>2. Coordinate with appropriate programs and efforts of regional planning agencies.</li></ol>
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## REGULATORY FRAMEWORK

Local land use regulations, particularly zoning and subdivision regulations, are the primary tool for implementing the recommendations of this Plan. If the Town is to implement the many recommendations that residents have indicated that they favor and that are in the best interests of Roxbury today and in the future, then these regulations must be updated and maintained.

Administration and enforcement are continuing issues in a small community. Consideration must be given as to how to obtain appropriate staff support to perform these important functions. Coordination between different commissions and staff is also very important.

<b>Strategies:</b>	<ol style="list-style-type: none"><li>1. Maintain regulations that are easy to understand and use, yet are effective in guiding development.</li><li>2. Encourage and facilitate land use education and training.</li></ol>
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<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Update Town regulations to implement this Plan of Conservation and Development.</li><li>2. Investigate obtaining land use staff assistance through the Northwest Connecticut Council of Governments or sharing with other towns.</li><li>3. Hire appropriate staff to administer inspection and enforcement procedures.</li><li>4. To encourage coordination, schedule joint meetings for all Town boards, commissions, and staff at least twice a year.</li></ol>
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## FIRE PROTECTION

Since Roxbury does not have a public water supply, water for fighting fires must be obtained from ponds, brooks and other sources. The Fire Department should prepare a water re-supply master plan identifying areas where additional water supply would be beneficial. The Planning Commission and the Zoning Commission can then seek to provide for dry hydrants into ponds at the time of development or require the installation of underground water tanks as is now being done in Southbury and other towns in Connecticut.

<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Encourage the Fire Department to develop a water re-supply master plan.</li><li>2. Amend Town regulations to require the installation of dry hydrants (to ponds) or underground water storage tanks as part of new development.</li></ol>
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## TELECOMMUNICATIONS

Wireless communications are increasing throughout the country and Roxbury is no exception. In fact, the Town has entered into an agreement for a company to install a telecommunications tower at the transfer station on Lower County Road. This location should provide reasonable service throughout Roxbury and additional facilities are not likely to be warranted during the planning period.

The proposed tower at the transfer station should be required to allow for co-location by other service providers. Any new providers or facilities should be required to co-locate on that tower or demonstrate why a new location is necessary. At all times, efforts to protect Roxbury's rural character, ridgelines, and vistas should be a major consideration.

<b>Tasks:</b>	<ol style="list-style-type: none"><li>1. Require that the telecommunications tower at the transfer station allow for co-location by other service providers.</li><li>2. Require any new providers or facilities to co-locate on that tower or demonstrate why a new location is necessary</li></ol>
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## MISCELLANEOUS TOPICS

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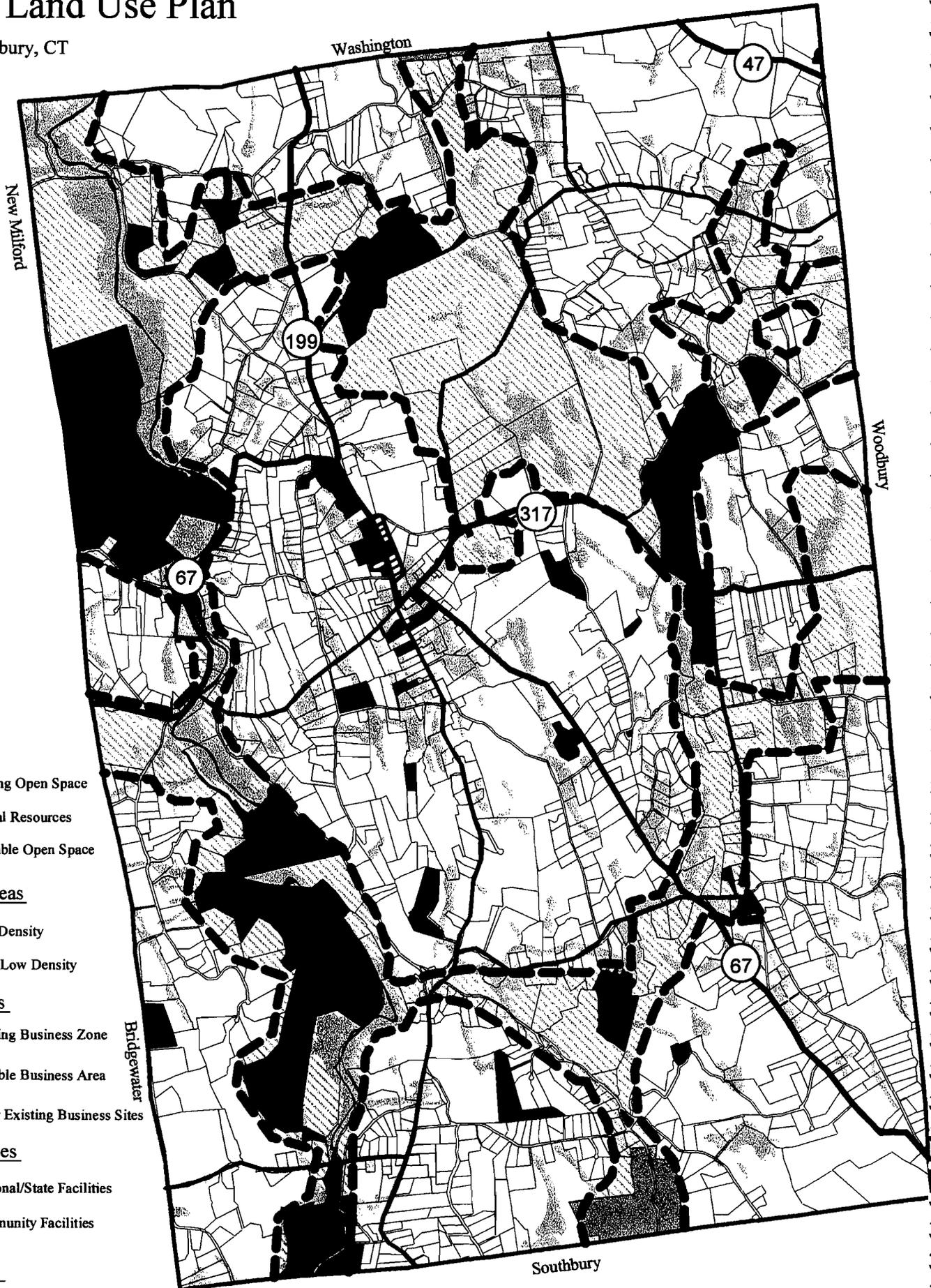
During the planning process, several additional topics were suggested for inclusion or consideration. Efforts should be devoted to further discussion of these issues in order to address topics that may be important to the community as a whole.

1. **Shared Driveways** - requiring them on main roads and/or only allowing them by special permit, especially on Town roads, with due consideration for environmental and safety issues.
2. **Light Pollution** - address lighting on buildings and signs that transmit extraneous light off properties (particularly floodlights).
3. **Gated Developments** - discourage or only allow by Special Permit.
4. **Driveways** - requiring a bond to ensure proper completion and restricting total length to 1,500 feet or less.
5. **Dead-End Roads** - only allowing by special permit.
6. **Drainage** - requiring additional standards to avoid drainage problems, especially in new subdivisions and on some interior lots and their driveways.
7. **Home Businesses** - additional criteria and standards as to specific uses and general requirements.
8. **Unregistered Motor Vehicles** - additional restrictions.
9. **Stone Walls / Trees** - provide additional protection.
10. **Noise** - barking dogs (night), lawn mowing (evenings), target shooting (weekends).
11. **Alarms** - false burglar or fire alarms.
12. **Business Zones** - clarifying prohibited uses and creating a definition of manufacturing.
13. **Sign Regulations** - especially as to how they affect the Business Zone.

<b>Strategy:</b>	During the planning period, further discuss identified issues that may be important to the community as a whole.
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# Future Land Use Plan

Town of Roxbury, CT



## LEGEND

### Open Space

-  Existing Open Space
-  Natural Resources
-  Desirable Open Space

### Residential Areas

-  Low Density
-  Very Low Density

### Business Areas

-  Existing Business Zone
-  Possible Business Area
-  Other Existing Business Sites

### Other Land Uses

-  Regional/State Facilities
-  Community Facilities

### Other Features

-  State Highway
-  Collector Road

This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

0.3 0 0.3 0.6 Miles



# FUTURE LAND USE PLAN

# 9

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## OVERVIEW

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The recommendations of each of the preceding chapters can be combined to present an overall Future Land Use Plan for Roxbury. The map, presented on the facing page, is a reflection of the stated goals, objectives, and recommendations of the Plan as well as an integration of the preceding elements of this Plan of Conservation and Development. In essence, the Future Land Use Plan is a statement of what the Roxbury of tomorrow should look like.

## DESCRIPTIONS OF FUTURE LAND USE CATEGORIES

### Open Space

**Existing Open Space** Areas that are owned by public and private agencies and are preserved or used for open space purposes.

**Natural Resources** Significant natural resources (wetlands, watercourses, and floodplains) that are the highest priorities for conservation.

**Desirable Open Space** Areas that would make a significant contribution to Roxbury's open space network and greenbelt system.

### Residential Areas

**Low-Density** Low density residential areas (> 0.25 units per acre) due to soil types and terrain and desired development patterns.

**Very Low Density** Very low density residential areas (< 0.25 units per acre) due to environmental and/or access constraints and desired development patterns.

### Business Areas

**Existing Business Zone** The area currently zoned for business uses.

**Possible Business Area** The area near the Town Hall that may be desirable for a future business zone or area.

**Existing Business Sites** Existing business sites that may be appropriate for continued business use.

### Other Land Uses

**Regional/State Facilities** Areas that contain existing regional or state facilities.

**Community Facilities** Areas that contain existing community facilities.

## PLAN CONSISTENCY

This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation and Development and found to be consistent with that Plan. In particular, the recommendations of the Plan will help to further:

- the protection of areas depicted as Areas Of Critical Environmental Concern,
- the establishment of Conservation Areas and Rural Land throughout Roxbury,
- an increase in the amount of Preserved Open Space,
- reinforcement of a Rural Community Center in the village area, and
- enhancement of other goals and objectives of the Plan.

In addition, this Plan was compared with the 1989 Regional Plan of Development for the Northwest Connecticut Council of Governments and found to be generally consistent with that Plan. In particular, this Plan has made significant recommendations to recognize and respect the physical resources and community resources that are identified in the Regional Plan.



# IMPLEMENTATION TOOLS & SCHEDULE

# 10

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## OVERVIEW

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Many of the recommendations in this Plan of Conservation and Development can be implemented by the Planning Commission through regulation amendments, application reviews, and other means. The Commission is the primary entity responsible for implementing the Plan's recommendations.

Other recommendations require the cooperation of, and actions by, other Town boards and commissions such as the Zoning Commission, Board of Selectmen, Board of Finance, and similar agencies. However, if the Plan is to be successfully realized, it must serve as a guide to all residents, applicants, agencies, and individuals interested in the orderly growth of Roxbury.

## TOOLS

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There are several tools that are available to implement this Plan's recommendations:

- an annual work program,
- the Plan of Conservation and Development,
- Zoning and Subdivision Regulations,
- Capital Improvements Program, and
- Referral of Municipal Improvements (CGS 8-24).

### **Annual Work Program**

The implementation schedules that follow can be used by the Planning Commission to develop an annual work program, both for itself and other boards and commissions, as a reminder of issues to be addressed in the next budget year.

### **Plan of Conservation and Development**

Using this Plan of Conservation and Development as a basis for land use decisions by the Planning Commission will help accomplish the goals and objectives of the Plan. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.

### **Subdivision Regulations**

The Subdivision Regulations provide specific criteria for land subdivision, road layout, and open space. As a result, these regulations are an important tool for implementing the recommendations of the Plan.

However, this is only true if the regulations reflect the recommendations of the Plan. In the near future, the Planning Commission should undertake a comprehensive review of the subdivision regulations and make whatever revisions are necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

### **Zoning Regulations**

Similarly, the Zoning Regulations provide specific criteria for land uses and are also an important tool for implementing the recommendations of this Plan. In order to implement the recommendations of the Plan, the Zoning Commission should undertake a comprehensive review of the zoning regulations and zoning map and make whatever revisions are necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

### **Capital Budget**

The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within any fiscal constraints that may exist.

The Plan contains several proposals (such as land acquisition or community facility development) whose implementation may require the expenditure of town funds. The Plan recommends that these (and other) items be included in the town's Capital Improvements Program and that funding for them be included as part of the Capital Budget.

### **Referral of Municipal Improvements**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning Commission for a report before any Town action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote. All Town boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements.

**SCHEDULE**

Implementation of the Plan is a gradual and continual process. While some recommendations can be carried out in a relatively short period of time, others may only be realized towards the end of the planning period, and some may be even more long-term in nature. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

The charts on the following pages assign primary responsibilities and preliminary schedules to the Plan recommendations. In many instances, the responsibilities are shared by a number of entities.

In addition, the charts identify both strategies and tasks. Strategies are long-term and continuing policies that do not readily lend themselves to a specific schedule or measurement. A shaded box indicates those entities that share responsibility for implementation. Tasks, on the other hand, are specific actions that can typically be scheduled and measured and their implementation can be readily identified.

	Page	PC	ZC	IWC	CC	BOS	Town	Other
Strategy		Prime						RLT
* Task						1 Year		

**Legend**

ID	Reference
PC	Planning Commission
ZC	Zoning Commission
IWC	Inland Wetlands Commission
CC	Conservation Commission
BOS	Board of Selectmen
Town	Town Departments, Officials and Staff
Other	Other Boards, Agencies, or Persons

- BOE Board of Education
- BOF Board of Finance
- HDC Historic District Commission
- PRC Parks & Recreation
- PW Public Works
- Res. Residents
- RHS Roxbury Historical Society
- RLT Roxbury Land Trust
- VFD Volunteer Fire Department

	Definition
Prime	Primary responsibility
Start	Initiates implementation
1 Year	Should be complete in one year
2 Yrs.	Should be complete in two years
Cont.	Continuing responsibility

# CONSERVATION

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Preserve Physical Character</b>								
Protect and preserve important natural features such as wetlands, watercourses, slopes and floodplains.	13							
Increase efforts to preserve open space.	13							RLT
Maintain the low density character of the community.	13							
Preserve key scenic views and areas within Roxbury.	13							
Retain agricultural land.	13							RLT
* Re-activate the Conservation Commission to identify and conserve important resources in Roxbury.	13					1 Year		
* Update Town regulations to preserve community character as important resources are identified.	13	2 Yrs.	2 Yrs.	2 Yrs.				
<b>Protect the Shepaug River</b>								
Continue efforts to increase water flow in and restore the Shepaug River.	14							
<b>Protect Other Water Resources</b>								
Continue to protect watercourses, wetlands, aquifers, and floodplain areas in Roxbury.	14							
<b>Establish A Coordinated Open Space System</b>								
Preserve open space in Roxbury using all available means.	16							RLT Res.
* Establish a coordinated open space / greenbelt system.	16				Prime			RLT Res.
* Establish a comprehensive trail system in Roxbury.	16				Prime			RLT Res.
<b>Preserve Open Space During Development</b>								
* Amend regulations to increase open space set-aside and allow for payment of fees-in-lieu of open space.	18	1 Year						
* Amend regulations to require that open space be offered first to open space organizations.	18	1 Year						
* Amend subdivision regulations to require that public access be provided, where appropriate.	18	1 Year						
* Consider accepting open space elsewhere in Roxbury to meet the open space requirements of a subdivision.	18	1 Year						
* Encourage inter-connection of open space areas to provide wildlife corridors.	18				Prime			RLT

# CONSERVATION (continued)

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Set Aside Municipal Funds For Open Space Acquisition</b>								
* Re-activate the Conservation Commission to identify open space programs, priorities, and funding.	19					1 Year		
* Establish an open space acquisition fund.	19					1 Year		BOF
* Request town meeting approval for funds to be used for open space acquisition.	19					Prime		BOF
* Undertake capital campaigns for the acquisition of specific properties.	19					Prime		RLT Res.
* Investigate the ability to set aside conveyance tax receipts for open space purchase.	19					Prime		
<b>Encourage Efforts Of The Land Trust</b>								
Continue to encourage the significant efforts of the Roxbury Land Trust.	19							Res.
Encourage the Land Trust to continue allowing hiking by the general public on their property.	19							Res.
<b>Preserve Historic Resources</b>								
Continue to preserve historic resources.	20							HDC RHS
Encourage local organizations and activities that enhance Roxbury's historic character.	20							Res.
Support establishing historic district(s) that are supported by a majority of residents.	20							
Continue to support both the Roxbury Historical Society and the Historic District Commission.	20							Res.
* Adopt a demolition delay ordinance to help preserve potentially significant cultural resources.	20					1 Year		
* Adopt regulations to retain historic resources such as stone walls and barns.	20		1 Year	1 Year				
* Nominate eligible properties for the National Register of Historic Places.	20							RHS HDC
* Undertake a comprehensive archeological survey, especially in the Shepaug River valley.	20							RHS HDC
<b>Protect Ridgelines &amp; Scenic Views</b>								
* Re-activate the Conservation Commission to identify key scenic vistas and areas and significant ridgelines.	22					1 Year		
* Evaluate ridgeline and scenic view regulations from other towns.	22					2 Yrs.		
* Adopt ridgeline protection regulations.	22		2 Yrs.	2 Yrs.				
* Adopt regulations to protect scenic views and vistas.	22		2 Yrs.	2 Yrs.				

## CONSERVATION (continued)

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Adopt Timber Harvesting Regulations</b>								
* Regulate timber harvesting and clear cutting through available means.	22			2 Yrs		2 Yrs		
<b>Preserve Agricultural Land</b>								
Pursue innovative strategies that will retain agricultural land.	22							Res.
Preserve prime agricultural soils as open space or undeveloped areas in new developments.	22							RLT
<b>Review Sand &amp; Gravel Excavation Regulations</b>								
* Review the earth removal regulations to ensure that proper controls are in place.	23		1 Year	1 Year				
<b>Protect Water Quality</b>								
Continue to protect and improve water quality.	23							Res.
Maintain low-intensity land use/land cover regulations in order to minimize impacts on water resources.	23							
* Review zoning and subdivision regulations regarding erosion and sediment control.	23		1 Year	1 Year				
* Adopt an aquifer protection regulation.	23		1 Year	1 Year		1 Year		
* Adopt an underground fuel tank ordinance.	23					2 Yrs.		
* Adopt stormwater management regulations that encourage stormwater retention and renovation.	23		3 Yrs.	3 Yrs.	3 Yrs.			
* Ensure that all salt storage areas are properly covered.	23					1 Year		
<b>Discourage Development On Steep Slopes</b>								
Discourage development on steep slopes.	24							
* Review erosion and sediment control requirements in the zoning and subdivision regulations.	24		1 Year	1 Year				
* Consider requiring a special permit for development on slopes in excess of 25 percent.	24		1 Year					

# CONSERVATION (continued)

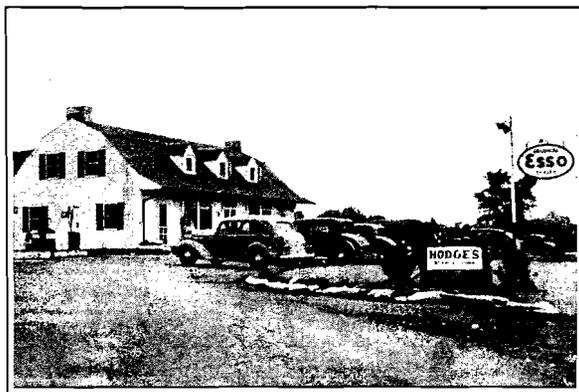
	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Maintain Public Act 490 Assessments</b>								
Continue to use the PA-490 assessment program.	24							
Continue to designate farm or forest land in accordance with statute.	24							
* Investigate how other towns have implemented PA-490 open space policies.	24				1 Year			
* Adopt a PA-490 open space policy at Town Meeting.	24					2 Yrs.		
* Undertake a community education program to implement the open space assessment program.	24				3 Yrs.			
<b>Provide Conservation Information To The Public</b>								
Educate Roxbury residents regarding the importance of conservation issues.	25							
* Re-activate the Conservation Commission.	25					1 Year		
* Distribute an information sheet to property owners and realtors about conservation issues.	25				2 Yrs.			
* Provide information to homeowners about how to protect groundwater.	25				2 Yrs.			
<b>Promote Community Spirit</b>								
Encourage festivals and other activities to promote community spirit among residents.	28							Res.
Use schools and other town facilities to conduct activities that promote community pride and spirit.	28							BOE
Encourage community programs that promote community pride and spirit.	28							Res.
* Prepare a brochure to inform residents about what Roxbury has to offer and how they can participate.	28					1 Year		
* Conduct an annual volunteer appreciation event to recognize people who contribute to the community.	28					Prime		
* Annually recognize a "volunteer of the year" and other "hometown heroes" on a plaque in Town Hall.	28					Prime		
* Review home occupations regulations to encourage day-time volunteers for fire and ambulance services.	28		1 Year					VFD

# DEVELOPMENT

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Establish A New Development Process</b>								
* Modify the subdivision regulations to establish the development process recommended in this Plan.	32	1 Year						
* Modify the zoning regulations to include buildable land and residential density requirements.	32		1 Year					
<b>Allow Flexibility In Minimum Lot Size</b>								
* Modify the zoning regulations to allow for flexible lot sizes in large subdivisions.	33		1 Year					
<b>Review Large Interior Lot Provisions</b>								
* Review the requirements for Large Interior Lots to see if improvements can be made.	33		1 Year					
<b>Encourage Appropriate Development Patterns</b>								
Encourage open space development patterns.	34							RLT
* Adopt regulations to allow (or require) open space development patterns.	34	1 Year	1 Year					
* Require provision of an open space buffer or conservation easement along arterial and collector roads.	34		1 Year					
* Consider allowing flexibility (or requiring variation) in front yard setbacks.	34		1 Year					
* Consider encouraging variety in lot width.	34		1 Year					
<b>Encourage Housing Diversity</b>								
Provide for a diversity of housing types in Roxbury.	36							
* Address identified local housing needs.	36					Prime		
* Complete development of the elderly housing planned for Southbury Road.	36							Res.
* Explore creative ways to create affordable housing.	36					Prime		

# DEVELOPMENT (continued)

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Maintain The Existing Business Zone</b>								
Maintain the existing business zone in the Roxbury Station area.	37							
* Make appropriate regulatory improvements to enhance the operation and appearance of this area.	37		1 Year					
<b>Encourage Home-Based Businesses</b>								
Encourage the establishment and operation of specific compatible home-based businesses.	37							
* Review the zoning requirements for home-based businesses to allow other specific compatible uses.	37		1 Year					
<b>Consider Allowing Business Uses In The Town Hall Area</b>								
Consider allowing business uses in the Town Hall area by Special Permit.	38							
Consider allowing an expansion of legally pre-existing non-conforming business uses in residential zones.	38							



# COMMUNITY SERVICES & FACILITIES

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Encourage Public Safety Volunteers</b>								
Increase efforts to attract and retain fire and ambulance volunteers.	39							VFD
<b>Keep Community Facilities In Roxbury Center</b>								
Continue to encourage the location of community facilities in and near Roxbury Center.	40							
<b>Anticipate Regional School Facility Needs</b>								
Regularly monitor school enrollments projections to anticipate facility and fiscal needs.	40							BOE
Continue to work productively with the Region 12 School Board.	40							
* Study whether it is feasible and/or desirable to expand Booth Free School.	40					10 Yrs.		BOE
<b>Clean Up Town Parks</b>								
* Continue to clean up and improve Sherman Park.	40					Prime		PRC
* Make long term arrangements for the disposal of bulky waste.	40					Prime		
* Improve and maintain other Town Parks.	40					Prime		PRC
<b>Maintain Adequate Recreational Facilities</b>								
Continue to coordinate with Region 12 for recreation use of school facilities.	42					Prime		BOE PRC
* Develop a town-wide recreation master plan for all facilities.	42					3 Yrs.		PRC
<b>Consider Acquiring Riverfront Property</b>								
Consider acquiring riverfront property on the Shepaug River.	42							PRC RLT

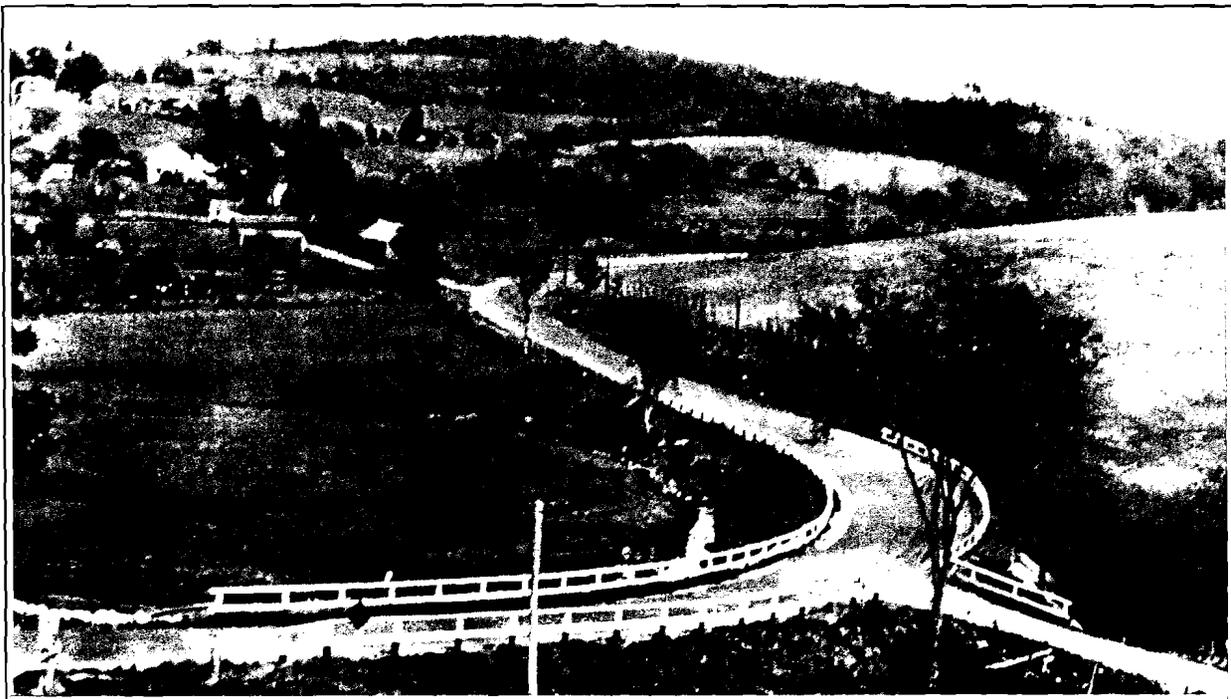


# TRANSPORTATION

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Adopt Road Classifications</b>								
* Incorporate the road classification system in the subdivision regulations and the road ordinance.	43	1 Year				1 Year		
<b>Maintain Existing Scenic Roads</b>								
Continue to identify scenic roads in Roxbury.	44							Res.
Maintain scenic road qualities while making necessary or desirable road improvements (safety and condition).	44							PW
* Proceed with scenic road designation as Town scenic roads are identified.	44					Prime		
Continue to work with CTDOT to improve the scenic quality of State highways in Roxbury.	45							
* Work to implement the recommendations of the Route 67 Scenic Corridor Management Plan.	45					Prime		
* Work with DOT to make appropriate improvements on Route 67.	45					Prime		
<b>Adopt New Road Standards</b>								
* Obtain engineering and other reviews regarding the proposed road standards prior to adoption.	47	1 Year				1 Year		PW
* Revise road standards to build new scenic roads.	47	1 Year						
* Place road design standards in the subdivision regulations.	47	1 Year						
* Modify the construction specifications in the Town road ordinance/regulations.	47					1 Year		PW
* Adopt a regulation regarding the maximum length of cul-de-sacs.	47	1 Year						PW VED
<b>Discontinue Some Roads</b>								
* Identify road sections to be discontinued.	50					Prime		
* Discontinue road sections not likely to be needed for overall circulation.	50					Prime		PW VED
<b>Require Private Roads To Meet Public Standards</b>								
* Modify the Subdivision Regulations to require that private roads be built to public standards.	50	1 Year						
<b>Discourage New Dirt Roads</b>								
Discourage or avoid the creation of new dirt roads.	51							PW

# TRANSPORTATION (continued)

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Discourage Use Of Weller's Bridge Road As A Shortcut</b>								
* Develop a method to discourage the use of Weller's Bridge Road as a short-cut.	52					Prime		PW
<b>Make Necessary Road Improvements</b>								
Work with CTDOT to make appropriate improvements on State highways	52							PW
Continue to monitor the need for road improvements on Town roads.	52							PW
* Make necessary road improvements in a timely manner.	52					Prime		PW
* Ensure improvements retain scenic attributes to the maximum extent possible.	52					Prime		PW
<b>Establish Trails And Pedestrian Connections</b>								
Encourage trails for biking, walking, and horses in town, where appropriate.	54					Prime		RLT PRC
* Establish a network of trails and walkways, especially in Roxbury Center.	54					Prime		RLT HDC
* Explore opportunities for walks and trails on the greenway network proposed in the Open Space Plan.	54					Prime		RLT PRC



# OTHER ISSUES

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Regional Relationships</b>								
Continue to work cooperatively with other municipalities in areas of common interest.	55							BOE
Coordinate with appropriate programs and efforts of regional planning agencies.	55							
<b>Regulatory Framework</b>								
Maintain regulations that are easy to understand and use, yet are effective in guiding development.	55							
Encourage and facilitate land use education and training.	55					Prime		
* Update Town regulations to implement the Plan of Conservation and Development.	55	2 Yrs.	2 Yrs.	2 Yrs.				IWC
* Investigate obtaining land use staff assistance through the NWCOG or sharing with other towns.	55					Prime		
* Hire appropriate staff to administer inspection and enforcement procedures.	55					1 Year		
* To encourage coordination, schedule joint meetings for all Town boards and staff at least twice a year.	55					Prime		
<b>Fire Protection</b>								
* Encourage the Fire Department to develop a water re-supply master plan.	56					2 Yrs.		VFD
* Amend regulations to require hydrants (to ponds) or underground water storage tanks in new development.	56	1 Year	1 Year			1 Year		VFD
<b>Telecommunications</b>								
* Require the telecommunications tower at the transfer station allow co-location by other service providers.	56					Prime		
* Require new providers or facilities to co-locate on that tower or demonstrate why a new location is necessary	56					Prime		
<b>Miscellaneous Topics</b>								
During the planning period, further discuss identified issues that may be important to the community as a whole.	57	Prime						Res.

# IMPLEMENTATION

	Page	PC	ZC	IWC	CC	BOS	Town	Other
<b>Implement The Plan</b>								
* Prepare an Annual Work Program based on the recommendations in the Plan.	61	Prime						
* Use the Plan of Conservation and Development as a basis for land use decisions.	61	Prime	Prime					
* Undertake a comprehensive review of the zoning and subdivision regulations.	62	1 Year	1 Year					
* Make necessary revisions to the zoning and subdivision regulations.	62	2 Yrs.	2 Yrs.					
* Notify all Town boards and agencies of the requirements of CGS Section 8-24.	62	1 Year						
* Implement recommendations in accordance with the priority suggested by the implementation schedules.	62	Prime				Prime		All
Implement recommendations as assigned to each responsible agency.	63							All



# CONCLUSION

# 11

This Plan of Conservation and Development is a statement of a future vision for the Town of Roxbury and strategies to attain that vision.

In preparing this Plan, the Planning Commission:

- reviewed and discussed information about Roxbury,
- developed goals and policies for Roxbury, and
- recommended a number of strategies to be considered and implemented during the planning period.

In addition, a number and variety of public meetings and public forums were held. During this process, a vision for Roxbury's future was established that reflected the consensus of the community.

By capturing and communicating this future vision for Roxbury, an important first step is made towards attaining that vision. The second step of realizing the vision comes from preparing recommendations which establish an action program. In essence, the destination has been established and the means of reaching that destination are now known.

The final step in attaining the vision is the implementation of the Plan of Conservation and Development. While that task rests with all residents of Roxbury, it is also coordinated by the Planning Commission and other Town agencies.

While situations and conditions will undoubtedly change during the next ten years, this Plan establishes goals for all Roxbury residents to work towards. In addition, it provides flexibility in exactly how to attain those goals.

The adopted goals, objectives, and policies of the Plan of Conservation and Development are truly a guide to realizing a future vision of Roxbury. Through the implementation of these recommendations, it is hoped that this vision of the future will come to be.

The Planning Commission feels that, by preparing this Plan of Conservation and Development, the process of attaining that vision has already begun.

# The Names of Roxbury

The following names represent Roxbury property owners and registered voters as of July 1999.

Abernathy Abrams Abreu Abseck Acton Adams Adiletti Akagi Ale Alfson Alger Allen Allford Almeida Alpert Ambruso  
Anbinder Anderson Andon Andrews Anglund Anthony Anthony-Klein Apgar Apolzon Appel Appleman Apuzzo Archibald  
Armstrong Arnason Arnold Arsenic Arzomanian Assenza Atwood Austin Avian Avlonitis Axelbank Ayer Bablonka Baker  
Bailey Baker Baldwin Banks Bannon Barasch Barber Baron Bartkus Barton Bashar Baslow Baslow-Temple Basto Beard Beauvais  
Becker Beckman Bedini Beeman Beglan Begun Bell Bendler Benivegna Bennet Berger Bergeron Berkley Berla Berry Berth Bertz  
Besaw Bessel Best Bevans Bevilacqua Biebesheimer Bigelow Biggio Biggs Biondi Birchall Birkins Bishop Bisignano Blanchard  
Bloch Bloxsum Blyn Bolotin Bonaminio Bonds Booth Borger Bosley Bouley Bowers Bradley Brelsford Bresson Bretter Briggs  
Brigham Brockett Broderick Bronson Brostek Brown Brownell Brundage Brush Bubori Buckingham Buckley Bullock Burgess Burley  
Bumes Burr Burton Butler Buturla Cable Cady Calabrese Calabro Califano Campbell Cannarella Capasso Capozzi Cappiello  
Carangelo Carey Carson Cartagena Carten Carter Cashman Casper Cava Caveness Chabalowski Chafetz Chajka Chaney Chapman  
Charpentier Chase Cherhoniak Chester Childs Chin Chipman Christensen Churchill Cicarelli Cichowski Cisek Citron Civalo Clair  
Clark Cleary Cleaves Clinton Cloutier Cody Coenen Coffin Cohen Cointreau-Levine Cole Collette Collins Comunale Condon  
Connolly Conroy Conway Cooper Copeland Corbo Cordano Cosek Couch Cover Coviello Coyle Crabtree Cramer Cranston Crisera  
Crowley Cummings Cunniffe Curley Curen Cutler Dafonte Dalton D'Angelo D'Antonio Daly Daniel DaSilva David Davies  
Davis Dawson DeBary Decker DeGruttola DeHennricourt DeJong Delgandio Deluna Demmers Demko Denman De Silva  
Desrochers Deuth DeVries Dewitt Dezara-Ronn Diebold Dieltmeier Diewold Dijulio Dirienzo Di Vesta Dobson Donald Donn  
Donnelly Dooley Doran Dowling Doyle Drakatos Drake Dressler Duda Duff Dumas Duncan Dunsmore Durante Dzanko  
Easter Eaton Ezarsky Ebersman Edelman Edwards Eiber Eichler Einbinder Einhorn Eipper Ellison Elsenboss Elwell Engel Erdtmann  
Errico Erwin Esposito Fairchild Falconer Fappiano Farrell Farrington Federer Fee Feifer Felder Feldman Feola Feret-Seymore Ferraro  
Ferreira Fesh Fichtel Filous Finch Finn Fionda Firmender Fischetti Fish Fitch Fitzgerald Flanagan Fleisher Fletcher Flood Flor  
Flouton Folwell Fondo Forman Fox Francesconi Franco Frank Frederick Fredericks Fredriksson Fricke Friedman Frigo Fritz Frohne  
Fulkerson Fuller Furey Furs Gaess Galinski Galinsky Gall Galligan Gamelin Garbien Gardella Gardener Garg Gargiulo Garguilo  
Gari Garitano Garrity Gasser Gaston Gauya Gavel Gelinas Gensler Georgia Gerard German Geyer Gibbs Gillette Gilpin Ginsburg  
Ginsky Gitlin Glaser Graves Gleason Goccia Goddard Godfrey Goethner Goldfarb Gonthier Goodman Goodrich Gorman Gottlieb  
Gouveia Gray Greaney Greboskey Green Greenfield Greenstein Greenwald Grey Griffin Gross Guilbert Gurney Haas Hade Haestad  
Hagen Haller Halperin Hamilton Hansen Hardwicke Hartmann Harvi Haseltine Hastings Hatcher Havemeyer Haver Hawks Haynes  
Hays Hazard Headen Healy Hecht Hedge Heimbrock Hellwinkle Henderson Hennessey Henry Herbert Hermes Herron Hetherington  
Hewitt Hibbard Hills Hilton Hinckley Hinds Hitter Hocking Hoddinott Hodge Hodges Hoffer Hoffman Hoglund Holland Holmberg  
Holtaway Homberg Hopkins Hornish Horrigan Horton Houck Houhoulis Houldin Howard Hoyt Hubbard Hunnicke Hunt Hunwick  
Hurd Hurlburt Hurlbut Hurley Idone Ifkovic Illes Irwin Isakson Isbell Jackson Jacobellis Jacobsen Jacobson Jandrok Jay  
Jeffcoat Jennings Jermansen Johnson Johnston Jokl Jonker Jordan Josefson Judge Juran Kailukaitis Kalisher Kallstrom Kanuch  
Kaplan Karl Karlton Katz Kaufman Kayner Kazin Kellerman Kelly Kennedy Kenyon Kershner Ketchum Kiley Kilpatrick Kimble  
Kindley King Kinison Kinsella Klals Klein Kley Kling Klingener Knutson Koepfel Koerner Komoroff Koslosky Kotos Kotowicz  
Kraeger Kratzer Krebs Kress Krieger Krin Kronfeld Kubinsek Kuchinski Kumin Kupcok Kurz Kwasnik Kwidzinski Lacy Laisi Lamb  
Landa Lang Larkin Larrabee Larson Laskowski Lasky Latanzi Laun Lauriat Lavery Law Lawrence Lawrence Lazeski Le Frapper  
Leary Leibowitz Lenahan Leonard Leppert Lerenard Lessard Levesque Levich Levine Lewis Liebowitz Liftin Lincicome Lindheimer  
Lindsay Linet Lineweber Lipinsky Litt Lobdell Lombardi Long Loomba Lord Love Lowe Loya Luczak Luedemann Lukaszewicz  
Lundie Lundin Lyman Mabbutt MacDonald Maceli Mackay Mackenzie Madden Madsen Mailloux Mainolfi Makinson Mallory Malone  
Maloney Malty Mancinone Mandell Mang Mangels Mangione Manville Marches Marchese Mark Marrion Marshall Martin Martinelli  
Martinez Martini Martino Masi Matthau Maurer Mavuli May Mayer Maynard Maynor McCaffrey McCann McCarthy McCourt  
McDermott McDonald McDorman McGeorge McGrath McGuire McKay McLean McMahan McMinn McVay McWeeny Meade  
Meehan Meinke Merk Mella Mellace-Murray Menzell-Dressler Metcoff Metz Metzler Meyer Michener Migiano Mikaitis Millar Miller  
Mills Miner Mock Moliterno Monde Mongin Monoson Monserud Montanaro Montesi Montgomery Monti Morash Moretti Morgado  
Morgenthau Morris Moryl Mouyios Muccio Mumford Mundy Munson Murkland Murphy Murray Muszala Myers Nagy Napier  
Nasturwich Necio Neff Nelson Neukom Nevin Newby Newhouse Newman Nicholas Nickleson Nolan Norup Nowicki Oberkirch  
O'Brien O'Connell O'Conner O'Connor O'Dowd Offit Ognan Olivieri Olsen O'Neill Ong Oran O'Reilly Orlandi O'Rourke  
Orr Orzech Osborne O'Sullivan Pace Pappas Parks Parsons Parzuchowski Pascal Pasco Pascoe Patterson Paul Paulin Pawasauskas  
Pawlikowski Peabody Peatt Peck Peet Perkins Perrow Perry Peters Petruno Pettit Pickett Pietrodangelo Pinchbeck Pinto Piskura  
Pisni Platt Plikaitis Plishner Pluchino Pokrywka Poletto Polley Poluhowich Polumbaum Pond Poole Popkin Post Poteet Potts Poulin  
Pounds Powell Power Pratt Prawius Pressman Preston Priestley Puckhaber Puglio Purcell Purdy Puskas Putnam Ramaer Randall  
Randazzo Rankin Rapetske Ravenstine Rawson Reagan Recht Reed Reelick Rejcha Renihan Retallick Rice Richards Riendeau Ring  
Ripper Rizzi Roberts Robinson Roche Rodero Roeske Rogers Rondina Ronn Root Rosa Rosenbaum Rosenberg Ross Rossiter  
Rousseau Rowan Rower Rowley Rozycki Rubin Ruscoe Russell Ryan Saft Sahlman Salk Sandone Sanfilippo Sansevere Santantonio  
Santillo Sapse Sarma Sauer Savarese Sawaya Sax Sayre Schade Schaller Schleifer Schlesinger Schloss Schmidt Schmidt Schoenholtz  
Schoenholtz Schreiber Schulman Schultz Schwerdtle Scott Scourby Seacord Segerson Seibel Seidler Seixas Sergeant Serra Seymore  
Shaber Shah Shalen Shamsi Shapiro Shapot Shehan Sherman Shortt Singer Skedgell Skewis Skolnick Skorski Slade Sladen Smart  
Smith Soletsky Solomka Sonder Sondeheim Sonnenblick Southworth Spannaus Spargo Sperry Spring Sprong Squire St. James Stark  
Stauffacher Stearns Steers Steffian Stehli Steinman Stevens Stevenson Stevenson-Michener Stinson Stirbl Stoever Stone Stoughton  
Stoup Stracks Straiton Strouse Stuart Stultz Styron Sulewski Sullivan Sunshine Swanberg Swanson Swartley Swartz Swedien  
Swenson Swift Szemkum Szepesti Sziklai Szymanski Taff Tafuri Taube Taylor Temple Terzini Tester Tharp Theall Theodoracopoulos  
Thompson Thomson Thorne Tierney Tiesler Tillingier Tindell Tinsley Titcomb Tobin Tofts Tolve Tomek Torow Torpey  
Tortora Trainor Tripp Triscari Trowbridge Truini Tuchman Tunis Tunkel Turek Tvrdik Umanoff Ungeheuer Urban Utay  
Van Dusen Van Dyke Van Kirk Van Moffaert Van Riper Van Saun Vansyckle-Hamilton Vasileff Veccharelli Venturelli Vigneron Vikstrom  
Vincitorio Visconti Vitale Vitti Vojack Voytershark Vrancik Wade Wager Wagner Waldorf Waldron Walker Wallace Wallach  
Walmer-Nowicki Walsh Warren Warshaw Wasilus Watkins Wayne Weaver Weaving Weber Weese Wehman Weinberg Weisgal  
Weldon Wells Went Weppeler Wescott West Westerberg Westerhoff Westervelt Whaley Wheeler White Whitney Whittaker Widmark  
Wiener Wilder Wiles Wiley Wilhelm Williams Williamson Wilson Wilton Winer Winterkorn Winthrop Wolf Wolfe Wolke Wolyniec  
Wong Wood Wooster Worobel Worth Worthington Wragg Wright Wyllie Yammin Yanosky Yarbrough Yard Yelding Yonika Yost  
Yovan Yovina Zacharius Zack Zaima Zaleta Zanchetti Zappulla-Peters Zaslow Zennache Zetena Zinser Zuckerberg Zullo

# ACKNOWLEDGMENTS

1999  
Roxbury  
Plan of  
Conservation  
&  
Development

## The Residents of Roxbury and the

### Planning Commission

Judith Kelly	Chair	Deborah Dressler	Alternate
Robert Munson	Vice-Chair	Culver Griffin	Alternate
Arlene Kershner	Secretary	Stewart Skolnick	Alternate
Jeffrey Meinke	Member		
Ralph Wescott	Member		

### Significant Participants

Barbara Henry	First Selectman
Russell Dirienzo	Selectman, Wetlands Commission Chair
Robert Lowe	Selectman
Dan Jonker	Zoning Commission Chair
Marian Skedgell	Past Planning Commission Chair
Margaret Miner	Roxbury Land Trust Executive Director
Ric Sonder	Roxbury Land Trust
Tommie Thompson	Historic District Commission
David Baron	Zoning Board of Appeals Chair
Gail McTaggart	Town Attorney
Ernest Finch, Jr.	Roxbury Road Foreman

### Other Contributors

David Beglan	Past Planning Commission Chair, Roxbury Land Trust President
Ruth Johnson	Past Planning Commission Chair, Roxbury Land Trust
Thomas O'Loskey	Building / Health Official, Zoning Enforcement Officer
Gary Adams	Board of Finance Chair
Roxbury Recreation Commission	
Roxbury Historical Society	
Roxbury Senior Citizens	

### Technical and Administrative Assistance

Christine Giordano	Planning Commission Secretary
Glenn Chalder, AICP	Planimetries, LLP
Christopher Beauchemin	
Donald Poland	
E. Arroll Borden	

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Adoption - AUGUST 5, 1999  
Effective - AUGUST 16, 1999



**Planimetrics**

136 Simsbury Road, Avon, CT 06001 860-677-5267