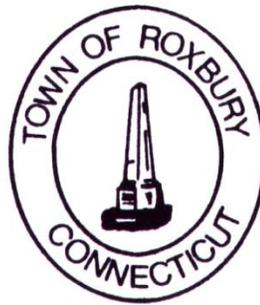


Roxbury Connecticut

Plan of Conservation and Development

2010 Amendments

February 11, 2010



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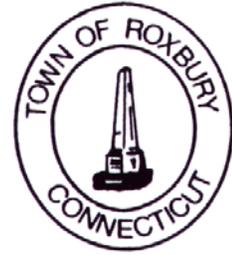
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TOWN OF ROXBURY, CONNECTICUT

2010 PLAN OF CONSERVATION AND DEVELOPMENT AMENDMENTS



SECTION 1 – INTRODUCTION AND OVERVIEW

Introduction: Connecticut General Statutes Section 8-23 requires that Connecticut municipalities “prepare or amend and ... adopt” a Plan of Conservation and Development. Roxbury last adopted a comprehensive Plan in 1999 and this 2010 Amendment to that Plan will update relevant information about the Town, assess the progress with the strategies and action tasks in the 1999 Plan, and adopt new or revised strategies and action tasks as necessary.

The Statutes provide a series of guidelines and requirements for the Plan of Conservation and Development. Recent Statutory amendments provide for potential fiscal penalties, in the form of disqualification for discretionary State grant funding, to Towns without a current Plan.

Therefore, this Amendment to the Roxbury Plan of Conservation and Development is intended to

1. conform to Statutory requirements for Plan amendment,
2. address new and revised Statutory guidelines for Plans, and
3. update and revise, as necessary, the implementation strategies and action tasks in the 1999 Plan.

This Amendment to the Roxbury Plan of Conservation and Development incorporates the 1999 Plan in its entirety, as modified by the specific updated information and the revised, deleted, or additional strategies and action tasks in this Amendment.



Overview: In preparing this Amendment to the Plan, the Roxbury Planning Commission reviewed updated information about conditions and trends, considered questionnaire responses and focus group discussions with municipal officials and civic and community organizations, considered responses to a community opinion survey, and reviewed public input received at a public workshop.

As detailed in the accompanying Report *Information and Projections About Roxbury*, Roxbury has not changed significantly over the past ten years. However, like many Connecticut Towns, Roxbury faces continued development pressure, almost exclusively for residential uses, that may conflict with some of the highest priorities established by the 1999 Plan and still strongly supported by Roxbury residents today.

Additionally, recent changes to the Statutes concerning municipal Plans require town Plans to consider “growth management principles” as summarized in Table 2. Several of these principles address issues of limited relevance to small communities such as Roxbury; however, the concepts have been reviewed and applied to Roxbury’s Plan Amendment. The 2010 Plan Amendments are consistent with the statutory Growth Management Principles, to the extent they are relevant to the Town of Roxbury, as noted below.

Finally, in the nearly ten years since the current Plan was adopted, the State and the Country have encountered new or renewed challenges that have implications for even small towns like Roxbury.

These and other developments clearly warrant a renewed look at the goals and objectives that will guide Roxbury’s future, as well as revisions and updates to the strategies and actions necessary to achieve those goals.

Roxbury’s current Plan of Conservation and Development, adopted in 1999, provided the Town with an overview of demographic, fiscal, environmental, and other conditions and trends, most of which are updated in the report *Information and Projections About Roxbury*, appended to and made a part of this Plan Amendment. Key facts and figures are summarized in the following Section 2.

The Plan also provided a series of strategies and action tasks (recommendations), along with an implementation table that identifies priorities, responsibilities, and scheduling. Section 4 summarizes the status of that implementation plan and, based on the reviews and assessments of this Plan Amendment, identifies those recommendations that

- a. are completed,
- b. are no longer necessary,
- c. require revision, or
- d. require further attention.

This Plan Amendment also identifies additional strategies and action tasks that should be incorporated into the Town Plan of Conservation and Development.

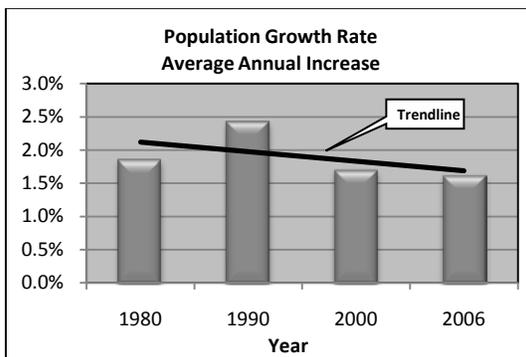
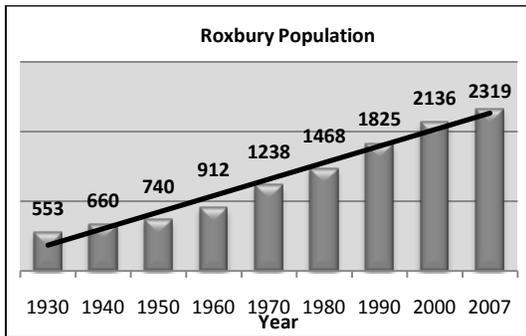
The 1999 Plan was guided by a set of priority recommendations, listed below. These recommendations have been all addressed to some degree over the past ten years.

1999 Plan Priority Recommendations
Preserve and encourage community character and spirit, including volunteerism.
Preserve more open space, conserve natural resources, and establish an open space greenbelt network.
Revise the subdivision process and modify residential development patterns.
Adopt new road standards.
Update and enforce land use regulations.
Implement the recommendations of the Plan.

SECTION 2 – CONDITIONS AND TRENDS – 2010 UPDATE

Overview: This Plan Amendment is supported in part by the information provided in a report *Information and Projections About Roxbury*, which is appended to and made a part of the Amended Plan. Several key demographic and resource issues highlight the current condition of Roxbury, particularly when compared to the conditions in 1999, when the current Plan was adopted. These key issues are summarized here and the complete report may be reviewed for more details.

Demographics: Roxbury’s population has increased by nearly 60% (851 residents) since the 1980 census, from 1,468 to 2,319 in 2007. However, average annual growth rate has actually declined since the 1990s, as shown on the following charts.



As a rural community, Roxbury exhibits one of the lowest population densities in the State, ranking 154th out of 169 Connecticut towns.

Population Projections: Roxbury’s population is projected to decline slightly over the next 25 years, compared to moderate population growth Statewide. As projected for most Connecticut communities, and the State as a whole, Roxbury is expected to see an increase in the number of residents 65 and older.

The most recent projection for the 2010 population from the Connecticut State Data Center would represent a decline from the latest Department of Public Health population estimate for 2007 of 2,319. The Town should watch for revised population estimates from CSDC.

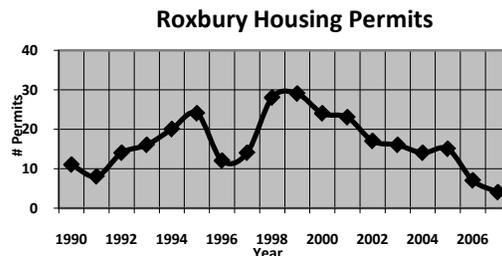
Roxbury Population Projections

Year	Population
2007	2319*
2010	2119
2015	2069
2020	2026
2025	1982
2030	1941

Source: Rodriguez, Orlando, 2007. [Roxbury, CT Population Projection from 2010 to 2030 by Age, Ethnicity and Sex Distributions](#), Connecticut State Data Center, University of Connecticut, Storrs, Connecticut

*Connecticut Department of Public Health

Housing: As illustrated below, annual permits for new houses have dropped from a high of 29 in 1999 to only four in 2007. However, this is too small a sample to represent a trend.



Housing affordability remains a concern in Roxbury and most small communities in Connecticut. High housing prices and limited availability of rental units in Roxbury limit options for young families and empty-nesters who wish to remain in Roxbury. Because of the low availability of statutorily defined affordable housing, Roxbury remains subject to the Affordable Housing Appeals provisions of CGS 8-30g.

Resources: The 1999 Plan of Conservation and Development provided an inventory of natural and historic resources in support of the conservation strategies of that plan. Most of that information remains relevant to the current planning process. Updated land cover characteristics for the year 2002, compiled by the Center for Land Use Education and Research, are shown below.

Additional information on resources is summarized in the Land Use Plans (Section 5) of this Plan Amendment. Detailed information regarding open space acreage, ownership, and characteristics is in the Conservation Commission’s Open Space report.

Percent Change in Median House Price		
	1990 - 2000	2000 - 2007
Roxbury	4%	100%
Washington	1%	157%
Bridgewater	-10%	108%
Woodbury	-23%	144%
Southbury	3%	115%

Roxbury Land Cover Comparison with Connecticut's Other Municipalities			Value	Rank (1-169)
2002 Developed Land Area (acres)			1048	159
1985-2002 % Increase in Development			12.7%	146
1985 Undeveloped Area (acres)			15897	76
1985-2002 % Loss of Undeveloped Land			0.7%	147
2000 Population Density* (people/sq. mile)			81	154

*Based on land area only
 Source: Connecticut Center for Land Use Education and Research (<http://clear.uconn.edu/>)



SECTION 3 – AMENDED PLANNING VISION

Vision: Based on the community’s responses and the progress made over the past ten years on the Plan’s goals, the Plan’s stated philosophy generally remains relevant and appropriate:

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.

However, public comments, focus group discussions, and Commission considerations support a restatement of the planning vision for Roxbury. Building on the recommendations of the 1999 Plan and the community input provided during this Plan Amendment process, four themes were identified to guide the 2010 Plan of Conservation and Development Amendments:

Roxbury will respond to and manage spreading development pressure, sustain its historic roots, and remain a community oriented small town by

- ❖ ***Protecting the rural character of Roxbury, its neighborhoods, and valued natural and open space resources;***
- ❖ ***Sustaining environmental quality and promoting energy efficiency;***
- ❖ ***Maintaining valued local capabilities; and***
- ❖ ***Cost effectively providing necessary municipal services.***

- ❖ Protecting the Town’s rural character requires continued attention to effective land use regulations, historic preservation efforts, and open space protection.
- ❖ Environmental quality protection entails a variety of local actions such as preserving open space and ensuring effective land use regulations that protect water quality, as well as more global considerations such as waste stream reduction, recycling, and energy efficiency.
- ❖ Local capabilities include agricultural production, recreational opportunities, cultural and social events, volunteerism, all contributing to a degree of self-sufficiency that historically characterized Connecticut communities like Roxbury.
- ❖ Providing cost effective municipal services is the on-going challenge faced by municipal leaders. Current economic conditions and State budget considerations threaten to make this challenge even more difficult in years ahead. Increased public safety and energy concerns will add to municipal responsibilities.

This Plan Amendment will identify updated and new Strategies and Action Steps to address these overall Themes.

A report summarizing the Community Survey and other community feedback is also appended to this Plan Amendment.



Priority Issues: The current Plan is based on six priority issues that have been addressed over the past ten years:

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.

However, during the planning process, public comment and discussions by the Commission identified some contemporary issues that the Plan amendments should address, in addition to continued attention to the ongoing priorities.

Therefore, the Plan Amendment specifies the following priority issues, reflecting the implementation of Plan recommendations and the emergence of new interests and concerns of Roxbury residents and Town officials.

2010 Roxbury Plan of Conservation and Development Amendments: Priority Issues

1. Preserve and encourage community character and spirit, including volunteerism.
2. Continue to support and cooperate with efforts to preserve more open space, including Town acquisitions and easements where appropriate, to conserve natural resources, preserve the Town’s agricultural heritage, and strengthen the open space greenbelt network.
3. Monitor residential development patterns and review and update land use regulations and administration regularly.
4. Establish and support effective land use regulation enforcement.
5. Support regulatory and private efforts to promote housing opportunity.
6. Ensure that municipal facilities and services meet the community’s needs.



SECTION 4 – STRATEGIES AND ACTION TASKS – 2010 AMENDMENTS

Overview: A series of focus group sessions addressed Conservation, Development, and Municipal Facilities and evaluated the status of the key strategies and action tasks in the current Plan. Additionally, public responses and comments were reviewed and considered.

Based on this review, additional research, and discussion by the Planning Commission, a set of amended and updated strategies and action tasks was developed. These are listed on the following pages.

The amended strategies and tasks include implementation actions from the current plan that are ongoing or that require additional attention as well as revised and new actions based on the Commission’s planning research and public outreach.

As with the current plan, these recommendations are classified 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.

Unless specifically changed by the Amended Plan, all strategies in the current Plan will remain in effect.



CONSERVATION STRATEGIES AND TASKS

PRESERVE PHYSICAL CHARACTER

Strategies:

1. Protect and preserve important natural features such as wetlands, watercourses, steep slopes and floodplains.
2. Increase efforts to preserve open space.
3. Maintain the low density character of the community.
4. Preserve key scenic views and areas within Roxbury.
5. Retain agricultural land.

Tasks:

1. Support the Conservation Commission and the Roxbury Land Trust in conserving important resources in Roxbury that contribute to community character, such as scenic views and natural and historic resources.
2. Update Town regulations to preserve community character as important resources are identified.
3. Coordinate monitoring of conservation easements and management of open space.
4. Cooperate with efforts by the Roxbury Land Trust and others to sustain working agricultural lands and farms.
5. Consider applying for a Connecticut Department of Agriculture Viability Grant.
6. Consider providing staffing support to the Conservation Commission.

Implementation of Plan recommendations has furthered these strategies but the associated tasks continue to be relevant, with minor adjustments. New Tasks are added to further address agricultural preservation.

ESTABLISH A COORDINATED OPEN SPACE SYSTEM

Strategy:

1. Preserve open space in Roxbury using all available means.

Tasks:

1. Refine, expand, and enhance the existing open space / greenbelt system.
2. Establish a comprehensive trail system in Roxbury.
3. Develop a Roxbury Resource Inventory of natural, historic, and heritage resources and areas to guide open space planning and land use regulation in Roxbury.

Roxbury, and in particular the Roxbury Land Trust, has been very successful in protecting open space. Clearly, this remains a significant and important goal supported by the entire community. With the re-creation of an active and energetic Conservation Commission, coordination with the Land Trust and integration of “all available means” will further efforts to protect open space.

PRESERVE OPEN SPACE DURING DEVELOPMENT

Tasks:

1. Amend subdivision regulations to allow the Planning Commission to require that public access be provided, where appropriate.
2. 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.
3. Develop guidelines for desirable open space for subdivision open space set-aside (see below), type of protection (ownership, easement), and preferred ownership (Town, Land Trust, homeowners' association).
4. Request Conservation Commission comment on proposed subdivision open space set-aside.
5. Review, and revise as necessary, zoning and subdivision regulations to encourage appropriate use of conservation subdivision design options and protect more open space.
6. Require that easements to the Town be delineated and recorded on A-2 survey maps and provided to the Town in CAD or GIS compatible electronic format.
7. Require that easements be posted.

Considerable progress has been made by the Zoning Commission and the Planning Commission to address residential development, including the protection of open space associated with subdivision development. The following open space criteria should be considered for incorporation into the Subdivision Regulations to ensure that the open space that is set aside as part of residential developments contributes to the Town's overall open space goals.

Potential Subdivision Open Space Criteria:

- Areas providing for the expansion, linkage, and/or additional protection of existing open space and recreational areas, including the open space corridor identified in this Plan Amendment.
- Areas of woodland and/or farmland useful as wildlife habitat.
- Streambelts.
- Prime agricultural land.
- Areas providing or protecting existing or potential drinking water supplies.
- Areas adjacent to town streets with features such as large trees and stone walls and which retain the rural character of the Town.
- Ridge tops and other areas of scenic vistas, which add to the open space quality of the Town.
- Areas of significant tree cover, historic sites, archeological sites, water-related resources, or other agricultural or environmentally important lands, soils or geological phenomena.
- Land which serves as buffer between existing residential development and proposed development areas.

SET ASIDE MUNICIPAL FUNDS FOR OPEN SPACE ACQUISITION

Tasks:

1. Support Conservation Commission efforts to identify:
 - ways to preserve open space,
 - open space priorities,
 - properties worth preserving as open space, and
 - possible funding programs for acquisition.
2. Continue to build the open space acquisition fund.
3. Request town meeting approval for funds to be used for open space acquisition where high priority opportunities are identified for Town acquisition or in partnership with the Roxbury Land Trust.
4. Undertake capital campaigns for the acquisition of specific properties.

Roxbury has appropriated approximately \$800,000 for open space protection. Identifying and prioritizing acquisition opportunities, including partnerships with the Roxbury Land Trust, should be a high priority for the Conservation Commission.

ENCOURAGE EFFORTS OF THE LAND TRUST

Strategies:

1. Continue to encourage the significant efforts of the Roxbury Land Trust.
2. Encourage the Land Trust to maintain their current policy of allowing passive recreation (hiking) by the general public on their property.

These Strategies remain relevant and appropriate.

PRESERVE HISTORIC RESOURCES

Strategies:

1. Continue to preserve historic resources.
2. Encourage local organizations and activities that enhance Roxbury's historic character.
3. Support establishing historic district(s) that are supported by a majority of residents.
4. Continue to support both the Roxbury Historical Society and the Historic District Commission.

Tasks:

1. Consider regulations to reduce obstacles and encourage retention and/or reuse of historic resources such as stone walls and barns.
2. Nominate eligible properties for the National Register of Historic Places.
3. Continue to identify sites for archeological survey, especially in the Shepaug River valley, and refer sites to State Archeologist.
4. Research and consider means of protecting existing stonewalls along public roads, such as including streetscapes as an open space criteria for subdivisions or enacting an ordinance to prohibit removal of stonewalls that mark property lines.

A demolition delay ordinance has been adopted and is in effect. New and revised Tasks address historic and community heritage interests of Roxbury residents.

PROTECT RIDGELINES AND SCENIC VIEWS

Tasks:

1. As part of the Roxbury Resource Inventory, recommended above, identify and map:
 - key scenic vistas and areas, and
 - significant ridgelines within Roxbury.
2. Evaluate ridgeline and scenic view regulations from other towns.
3. Evaluate adequacy of current land use regulations to protect ridgelines, scenic views, and vistas; adopt revisions as determined necessary and appropriate.

Current Inland Wetlands regulation of clear-cutting and activities under difficult topographic conditions minimize development threats to ridgelines. However, regulations and conditions should continue to be monitored to identify any increased potential for alteration of ridgelines.

ADOPT TIMBER HARVESTING REGULATIONS

Task:

1. Monitor the effectiveness of the definition of regulated activity or regulated area in the wetland regulations in protecting ridgeline resources and revise as necessary to the extent authorized by Connecticut statutes.

Inland Wetlands and Watercourses regulations provide protection from clear-cutting practices that could cause erosion problems and coincidentally alter ridgeline vistas.

PRESERVE AGRICULTURAL LAND

Strategies:

1. Pursue innovative strategies that will retain agricultural land and sustain farming activity.
2. To the extent possible, preserve prime agricultural soils as open space or undeveloped areas in new developments.

Tasks:

1. Maintain open meadows and fields on property owned by the Town, to retain agricultural potential and scenic qualities.
2. Develop community educational information on the value of open meadows, scenic vistas, and roadside characteristics such as stone-walls and old trees.

These strategies remain appropriate and should be integrated with the open space strategies and tasks of the Amended Plan. Two new Tasks address preservation of open agricultural land.

REVIEW SAND AND GRAVEL EXCAVATION REGULATIONS

Task:

1. Ensure proper enforcement of regulated excavation activities.

Current regulations are effective. As with other zoning issues, enforcement is an ongoing priority.

PROTECT THE SHEPAUG RIVER AND TRIBUTARIES

Strategy:

1. Continue efforts to increase water flow in the Shepaug River and its major tributaries to revive the habitat and restore recreational and scenic values to the River.

This Strategy remains relevant and appropriate.

PROTECT OTHER SIGNIFICANT WATER RESOURCES

Strategy:

1. Continue to protect watercourses, wetlands, aquifers, and floodplain areas in Roxbury.

This Strategy remains relevant and appropriate.

PROTECT WATER QUALITY

Strategies:

1. Continue to protect and improve water quality.
2. Maintain low-intensity land use/land cover regulations in order to minimize negative impacts on water resources.

Tasks:

1. Review zoning and subdivision regulations regarding erosion and sediment control to incorporate guidelines of the Connecticut Department of Environmental Protection (DEP) *2002 Guidelines for Soil Erosion and Sediment Control* as determined appropriate.
2. Adopt an aquifer protection regulation.
3. Consider monitoring and maintenance standards for underground fuel tanks by Town ordinance.
4. Develop homeowner education program with guidance for underground fuel tank and septic system monitoring and maintenance.
5. Review zoning and subdivision regulations to incorporate guidelines of the DEP *Stormwater Quality Manual* and other low impact development standards that encourage stormwater retention and renovation, where appropriate to protect aquifers and ground water quality.
6. Ensure that all salt storage areas are properly managed and maintained in accordance with DEP requirements.
7. Review and revise zoning, subdivision, and wetlands regulations to ensure consistency and uniformity and to maintain conformance with revised statutory requirements and procedures.

DISCOURAGE DEVELOPMENT ON STEEP SLOPES

Tasks:

1. Review erosion and sediment control requirements in the zoning and subdivision regulations.
2. Monitor effectiveness of inland wetlands regulations and soil erosion and sedimentation control requirements for development on slopes in excess of 25 percent; consider additional regulation as necessary.

MAINTAIN PUBLIC ACT 490 ASSESSMENTS

Strategies:

1. Continue to use the PA-490 assessment program and include designated open space.
2. Continue to designate farm or forest land in accordance with statute.

Tasks:

1. Prepare ordinance to implement PA-490 open space policy to apply to
 - any property that is residentially zoned and is more than two times the required lot size in that zone,
 - for that portion of the property that exceeds the required lot size in that zone, and
 - not for any property that is used for business or utility purposes.
2. Adopt a PA-490 open space policy at Town Meeting.
3. Undertake a community education program to encourage eligible property owners to enroll in the open space assessment program.

The Roxbury Tax Assessor has compiled PA-490 open space information and ordinances, as called for in the Plan. Updated Tasks recommend proceeding with implementation.

PROTECT ENVIRONMENTAL QUALITY AND PROMOTE SUSTAINABILITY

Strategies:

1. Ensure that zoning regulations protect environmental quality and promote sustainable use of natural resources and energy where authorized.
2. Promote energy efficiency by Roxbury residents and by municipal facilities.

Tasks:

1. Consider zoning regulations to limit and mitigate artificial outdoor lighting, such as provided in the Town of Washington Zoning Regulations.
2. Support the work of the Roxbury Energy Task Force.
3. Identify eligible energy efficiency and conservation activities and apply for Reinvestment and Recovery Act Block Grant.
4. Regularly review zoning and subdivision regulations to address environmental issues.
5. Plan and budget for continued energy efficiency improvements in municipal facilities.
6. Support Conservation Commission energy outreach efforts.

These are new issues raised by public comments and discussion at focus group meetings.

PROVIDE CONSERVATION INFORMATION TO THE PUBLIC

Strategy:

1. Educate Roxbury residents regarding the importance of conservation issues.

Tasks:

1. Provide the Conservation Commission with adequate resources for community outreach.
2. Post the Conservation Commission’s Open Space Report on the Town Website.
3. Post the Conservation Commission’s information guide on conservation and land use regulation on the Town Website.
 -
 -
4. Provide information to homeowners about how to protect groundwater.

The Conservation Commission has been re-activated and is actively working on several conservation issues. The Conservation Commission has prepared and made available an information sheet regarding conservation and land use regulations.

PROMOTE COMMUNITY SPIRIT

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 Friends of the Roxbury Senior Center, the Friends of the Roxbury Library, and the Roxbury Garden Club.

Tasks:

1. Continue to publish and distribute a newsletter to Roxbury residents.
2. Maintain and regularly update the Roxbury website.
3. Conduct an annual volunteer appreciation event to recognize people who make contributions to the community.
4. Annually recognize a “volunteer of the year” and other “hometown heroes” on a plaque in the Town Hall.
5. Review home occupations regulations to encourage day-time volunteers for fire and ambulance services.

This Strategy and associated Tasks remain relevant and appropriate, with recognition of the recent development of internet resources.

DEVELOPMENT STRATEGIES AND TASKS

ESTABLISH A NEW DEVELOPMENT PROCESS

Tasks:

1. Review and revise zoning and subdivision regulations to ensure consistency and uniformity and to maintain conformance with revised statutory requirements and procedures.
2. Regularly review and update zoning and subdivision regulations pertaining to residential development to respond to development patterns and trends in Roxbury.

Zoning regulations now incorporate buildable area provisions and density provisions.

ENCOURAGE APPROPRIATE DEVELOPMENT PATTERNS

Strategy:

1. Encourage conservation design development patterns.

Tasks:

1. Review and revise zoning and subdivision regulations to ensure consistency of standards and terminology for open space subdivisions.
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.
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.
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).

Although Zoning and Subdivision regulations have been revised, there remain some inconsistencies and terminology differences that should be rectified.

ALLOW FLEXIBILITY IN MINIMUM LOT SIZE

Task:

- 1.

Regulations have been adopted and implemented to allow conservation (open space) subdivisions.

ENCOURAGE SHARED DRIVEWAYS WHERE APPROPRIATE

Task:

1. Evaluate Subdivision Regulations and revise to encourage use of shared driveways where safety or environmental factors, such as wetlands, would be better protected.

REVIEW LARGE INTERIOR LOT PROVISIONS

Task:

- 1.

This Task should be considered as part of the overall review of zoning and subdivision regulations, recommended above.

DISCOURAGE GATED COMMUNITY DEVELOPMENT

Task:

1. Consider revising Zoning Regulations to require a special permit for private roads with controlled access.

ENCOURAGE HOUSING DIVERSITY

Strategy:

1. Provide for a diversity of housing types in Roxbury.

Tasks:

1. Explore creative ways to create affordable housing, including through churches and other local organizations.
2. Evaluate the “Smart Growth Study Group” report on housing options and consider regulatory and municipal actions to further the Report’s recommendations.
3. Request the Smart Growth Study Group to conduct a review of State statutory options for encouraging or developing lower cost housing opportunities; consider regulatory action to implement such options found to be appropriate.
4. Request the Smart Growth Study Group to develop a public information program to educate the community on the importance of providing housing opportunities and the risks of neglecting such needs.
5. Support creation of a local housing trust to seek partners, grants, and other resources to develop lower cost workforce housing in Roxbury.
6. Regularly review and update current zoning standards applying to accessory apartments if determined necessary to promote additional lower cost housing opportunities.

New Tasks are provided to continue to progress begun by the Smart Growth Working Group, which identified limited housing opportunity as a threat to the Town’s traditional diversity and recommended greater flexibility and creativity in regulations applying to residential development.

MAINTAIN THE EXISTING BUSINESS ZONE

Strategy:

1. 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.

Task:

1. Make appropriate regulatory improvements to enhance the operation and appearance of this area.
2. Consider regulations permitting restaurant use in the existing business zone with appropriate standards.

This Strategy remains relevant and appropriate. Specifying and establishing standards for restaurant use should be considered to promote appropriate development.

ENCOURAGE HOME-BASED BUSINESSES

Strategy:

1. Encourage the establishment and operation of specific compatible home-based businesses.

Task:

1. Regularly evaluate zoning regulations pertaining to home-based business to ensure that economic and technical developments are adequately reflected in the permitted uses.
2. Ensure that adequate zoning enforcement is applied to such potentially disruptive home-based business uses as shop and storage.
3. Provide zoning standards that emphasize prevention or mitigation of potential neighborhood impacts from home-based business uses, particularly traffic restrictions, signage controls, noise prohibitions, and visible outside storage or activity prohibitions.

Current trends demonstrate the importance of home-based employment and businesses. New Tasks recognize the need to ensure that regulations appropriately permit such uses while ensuring protection of neighboring properties.

CONSIDER ALLOWING CONTROLLED EXPANSION OF EXISTING BUSINESS USES IN THE TOWN HALL AREA

Strategies:

1. Consider allowing an expansion of legally pre-existing, non-conforming business uses in residential zones.

Task:

1. Evaluate existing structures, parcels, and uses; identify acceptable scale of building and parking expansion and appropriate accessory or companion uses associated with existing non-conforming uses that may be permitted by Special Exception.

The feasibility of significant expansion of business development in the Town Hall area is limited, and a more appropriate consideration is of encouraging optimal use of the existing structures, as suggested by a new Task.

REGULATORY FRAMEWORK

Strategies:

1. Maintain regulations that are easy to understand and use, yet are effective in guiding development.
2. Encourage and facilitate land use education and training.
3. Improve and support land use regulatory structure and administration.

Tasks:

1. Update Town regulations to implement this Plan of Conservation and Development.
2. Investigate obtaining land use staff assistance through the Northwest Connecticut Council of Governments or sharing with other towns.
3. Consider joining the Northwestern Connecticut Regional Planning Collaborative if long term funding allows the Collaborative to expand.
4. Implement and maintain effective enforcement of regulations and conditions of all permit approvals by all land use agencies.
5. To encourage coordination, schedule joint meetings for all Town boards, commissions, and staff at least twice a year.
6. Consider adoption of an ordinance establishing the authority of land use commissions and agency to set fees, including the recovery of technical review costs.
7. Continue enhancements to the Town website and other public outreach methods to make land use information, including regulations and application forms, readily available to the public.
8. As recommended to support several Strategies in the Amended Plan, regularly review and update all land use regulations to ensure consistency with statutory revisions, changing conditions, and new considerations for managing land use in Roxbury.
9. Prepare complete electronic set of regulations and post on the Town website for public convenience.
10. Consider combining the current Planning Commission and Zoning Commission to improve regulatory efficiency, reduce costs and expedite reviews, and reduce the necessary number of volunteers.
11. Consider a Town Ordinances to require that members of Town boards and Commissions be elected, rather than appointed, to ensure accountability in all land use decision making.

As recommended by the Plan, enforcement staff has been hired. Additional options to improve land use regulation in Roxbury were identified during the Plan update process, as reflected by the new Tasks listed. Two recommendations concern the organization of and representation on land use boards, agencies, and commissions. These recommendations are explicitly intended to address the limited availability of volunteers in a small town such as Roxbury, the need for objectivity and accountability in all land use decisions, and the potential for reducing costs and improving efficiency in this municipal function.

COMMUNITY SERVICES AND FACILITIES

ENCOURAGE PUBLIC SAFETY VOLUNTEERS

Strategy:

1. Increase efforts to attract and retain fire and ambulance volunteers.

Tasks:

1. Evaluate housing affordability impact on availability of volunteers; provide information to Smart Development Committee and Town officials to promote housing opportunities.
2. Continue to promote volunteer recruitment efforts through Town publicity, events, and word-of-mouth.

TAX ABATEMENT INCENTIVE WAS ADOPTED, BUT HAS NOT ATTRACTED SIGNIFICANT INTEREST.FIRE PROTECTION

Tasks:

1. Encourage the Fire Department to develop and regularly update a water re-supply master plan.
2. Amend Town regulations to require the installation of dry hydrants (to ponds) or underground water storage tanks as part of new development.
3. Reactivate the Joint Committee for Facilities Review to evaluate need and possible sites for new emergency services facility.

These Tasks remain relevant and appropriate. A new Task addresses the existing emergency services building, which will become inadequate for emergency services requirements.

KEEP COMMUNITY FACILITIES IN ROXBURY CENTER

Strategy:

1. Continue to encourage the location of community facilities in and near Roxbury Center.

This Strategy remains relevant and appropriate.

ANTICIPATE REGIONAL SCHOOL FACILITY NEEDS

Strategies:

1. Regularly monitor school enrollments projections to anticipate facility and fiscal needs.
2. Continue to work productively with the Region 12 School Board.

Tasks:

1. Support District evaluation of potential expansion of Booth Free School.
2. Encourage the District to implement renovations and improvements at Booth Free School if no expansion is to occur in the near future.
3. Encourage the District to evaluate potential sites for a replacement elementary school.

The changing demographics of school populations have required re-evaluation of facility needs by the Regional School District. The revised Tasks reflect the current uncertainty.

CLEAN UP TOWN PARKS

Tasks:

1. Continue to clean up and improve Sherman Park.
2. Improve and maintain other Town Parks.

These Tasks remain relevant and appropriate.

MAINTAIN ADEQUATE RECREATIONAL FACILITIES

Strategies:

1. Continue to Coordinate with Region 12 for recreation use of school facilities.
2. Support Recreation Commission facility planning.

Tasks:

1. Develop a town-wide recreation master plan for all facilities tied to local participation and/or community growth.
2. Integrate recreation facility planning with open space and municipal facility planning to identify potential multiple uses of properties.

Recreational resources are generally thought to be adequate.

CONSIDER ACQUIRING RIVERFRONT PROPERTY

Strategies:

1. Consider acquiring riverfront property on the Shepaug River.

Tasks:

1. Evaluate riverfront properties for integration into open space corridor plans.
2. Monitor property availability and develop action response plan.

These new Tasks should be coordinated with the overall open space planning, recommended above.

ADOPT ROAD CLASSIFICATIONS

Task:

- 1.

Subdivision regulations were revised, including addition of road classification, in 2001.

MAINTAIN EXISTING SCENIC ROADS

Strategies:

1. Continue to identify scenic roads in Roxbury.
2. Maintain scenic road qualities while making necessary or desirable road improvements (safety and condition).
3. Continue to work cooperatively with the Connecticut Department of Transportation to preserve and improve the scenic quality of State highways in Roxbury.

Task:

1. Proceed with scenic road designation in accordance with the ordinance as Town scenic roads are identified.
2. Work to implement the recommendations of the Scenic Corridor Management Plan.
3.
 -
 -
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ADOPT NEW ROAD STANDARDS

New road standards, including standards for private roads, have been completed and adopted.

MAINTAIN AND UPDATE ROAD STANDARDS

Tasks:

1. Regularly review and revise zoning and subdivision regulations and road standards to ensure consistency and uniformity and to maintain conformance with revised statutory requirements and procedures.
2. Evaluate the incorporation of low impact development standards into the Roxbury road standards.

This new strategy for the Amended Plan will be integrated with the strategies above to regularly review and update land use regulations.

DISCONTINUE SOME ROADS

Tasks:

1. Identify road sections to be discontinued.
2. Discontinue road sections not likely to be needed for overall circulation.
3. Identify value of pedestrian rights on any discontinued road as open space and recreational linkage and retain such rights where appropriate.

Evaluation of potential road discontinuance is an ongoing process, but should incorporate open space and recreational access considerations, as reflected by the new Task.

REQUIRE PRIVATE ROADS TO MEET PUBLIC STANDARDS

- 1.

This recommendation has been followed and the standards now apply to private roads.

DISCOURAGE NEW DIRT ROADS

- 1.

Revised road standards now prohibit new dirt roads.

DISCOURAGE USE OF WELLER’S BRIDGE ROAD AS A SHORTCUT

Task:

1. Monitor traffic and conditions on Weller’s Bridge Road and refine use of signage, speed indicator, and enforcement as determined necessary.

Installation of speed indicators and signage and increased enforcement have been implemented to address this recommendation.

MAKE NECESSARY ROAD IMPROVEMENTS

Strategies:

1. Work with DOT to make appropriate improvements on State highways, such as on:
 - Route 67 at Sentry Hill Road, Crofut Lane, and at Transylvania Road,
 - Route 199 at Davenport Road, and
 - Route 317 at Lower County Road.
2. Continue to monitor the need for road improvements on Town roads.

Tasks:

1. Make necessary road improvements in a timely manner.
2. Ensure improvements retain scenic attributes to the maximum extent possible.

These Strategies and Tasks remain relevant and appropriate.

ESTABLISH TRAILS AND PEDESTRIAN CONNECTIONS

Strategy:

1. Encourage trails for biking, walking, and horses in town, where appropriate

Tasks:

1. Establish a network of trails and walkways, especially in Roxbury Center.
2. Explore opportunities for walks and trails on the greenway network proposed in the Open Space Plan.
3. Identify value of pedestrian rights on any discontinued road as open space and recreational linkage and retain such rights where appropriate.

These Strategies and Tasks remain relevant and appropriate. A new Task links this recommendation to the road discontinuance recommendation above.

TELECOMMUNICATIONS

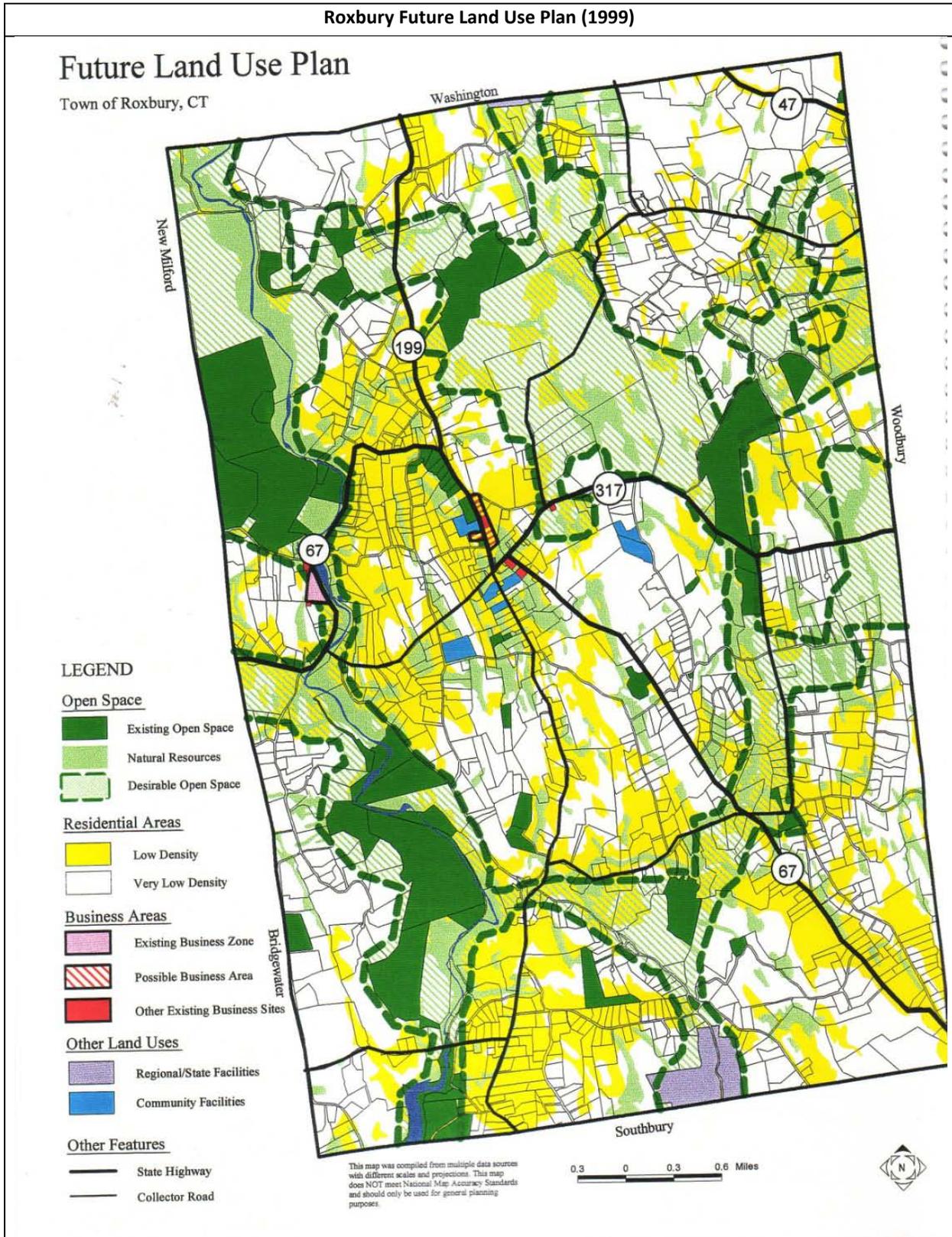
Tasks:

1. Request that Connecticut Siting Council approval of any telecommunications tower requires co-location by other service providers to the extent technically feasible.
2. Request that the Connecticut Siting Council require a Town-wide plan demonstrating the need for any new telecommunications facility at any proposed location.
- 3.

SECTION 5 – LAND USE PLANS

The Future Land Use Map prepared for the 1999 Plan remains appropriate based on the reviews and public input provided for this Plan Amendment with two exceptions:

- the Open Space Corridor Plan should be regularly updated with input from the Roxbury Land trust and
- the new “Possible Business Area” designation for the area surrounding the existing non-conforming business uses across from Town Hall should be removed.



Roxbury Zoning

Awaiting completion by GIS consultant.
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SECTION 6 – PLANNING CONSISTENCY

Overview: As noted above, recent statutory changes incorporated a series of growth management principles into the guidelines for municipal Plans of Conservation and Development. Such plans are required to address these principles and note any inconsistencies.

Planning statutes also provide that municipal Plans should consider the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development for the planning region.

GROWTH MANAGEMENT PRINCIPLES

Although the direct relevance of many components of these principles to small communities like Roxbury is limited, the following summarizes the 2010 Amended Plan's consistency with growth management principles.

Principle #1: Redevelopment and Revitalization of Commercial Centers and Areas of Mixed Land Uses with Existing or Planned Physical Infrastructure

Roxbury has limited commercially zoned areas and limited opportunity for redevelopment and revitalization. The Plan Amendments do continue Strategies and Tasks intended to maintain and improve the one existing business zone. The Amendments also address the need for controlled expansion of existing non-conforming business uses in the rural community center. The Roxbury Plan remains consistent with this Growth Management Principle.

Principle #2: Expansion of Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

Roxbury has recognized the need to seek new ways of addressing the need for more affordable housing in the Town. A Smart Growth Committee was established to identify options and their initial report outlining several options was considered in the preparation of this Amended Plan.

This Amended Plan retains the strategy of providing for a diversity of housing types and provides several specific action steps. The Amended Plan is therefore consistent with the growth management principle.

Principle #3: Concentration of Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options and Land Reuse

With no transportation nodes or major transportation corridors in or near Roxbury, planning for the Town's future cannot address this growth management strategy. At the local scale, central and accessible location of municipal services is called for, and this Plan Amendment continues that planning strategy.

Principle #4: Conservation and Restoration of the Natural Environment, Cultural and Historical Resources and Existing Farmlands

Natural, cultural, and agricultural resource conservation is identified as a high priority throughout this Plan Amendment. The Town of Roxbury and private organizations have committed significant resources to furthering this principle and this Plan Amendment provides specific strategies and tasks to meet this goal.

Principle #5: *Protection of Environmental Assets Critical to Public Health and Safety*

This Plan Amendment recognizes the increasing importance of environmental protection and includes a new set of strategies and action tasks to address energy and environmental issues pertinent to the Town of Roxbury.

Principle #6: *Integration of Planning Across All Levels of Government to Address Issues on a Local, Regional and State-wide Basis*

As detailed in this Section, this Plan Amendment has considered and integrated State, regional, and local planning issues throughout.

STATE PLAN

The 2005 – 2009 State Conservation and Development Policies Plan was reviewed in the course of the development of this Plan Amendment. The State Plan is based on the Growth Management Principles discussed above and, as noted, this Amendment of the 1999 Plan of Conservation and Development is consistent with those principles to the extent they are applicable to Roxbury.

The State Plan's Locational Guide Map shows that nearly the entire land area of the Town is classified as Conservation Area, Rural Lands, or Existing Preserved Open Space, with a small village center area classified as Rural Community Center. Nothing in the 2010 Plan Amendments is inconsistent with these land classifications.

REGIONAL PLAN

Similarly, the 2009 Northwest Connecticut Plan of Conservation and Development was reviewed and to the extent relevant, this Plan Amendment is consistent with the Regional Plan.

Specific recommendations in the Regional Plan that are addressed in this Roxbury plan Amendment include:

- Support the Northwestern Connecticut Regional Planning Collaborative;
- Promoting zoning regulations that minimize development impact;
- Support local efforts to preserve open space and agricultural land;
- Monitor State legislation related to land use;
- Encourage local efforts to provide affordable housing;
- Recognize importance of home based businesses;
- Support use of open space for agriculture;
- Support efforts to improve ground and surface water quality; and
- Implement local traffic calming efforts.

Nothing in this Roxbury Plan Amendment is inconsistent with the Northwestern Connecticut Council of Governments' 2009 Regional Plan of Conservation and Development.

SECTION 7 – IMPLEMENTATION

Overview: Key to the effectiveness of any Plan of Conservation and Development is a clear set of responsibilities and timelines for implementing the recommended Strategies and Tasks. As noted, Roxbury has been very successful at implementing the 1999 Plan recommendations, due to the efforts and commitment of Town officials, civic groups, and volunteers.

Many of the recommendations in the current Plan and this Amendment can be implemented by regulatory agencies through revision and updating of regulations. Other recommendations require the cooperation of and actions by other boards and agencies. Furthermore, the current Plan and this Plan Amendment must continue to serve as a guide to all residents, applicants, agencies, and individuals interested in seeing responsible growth management in Roxbury.

Implementation Tool: As identified in the current Plan, the implementation tools include

- An annual work program based on the implementation priorities and responsibilities;
- Referral to the current Plan and this Plan Amendment as appropriate for land use planning and regulatory decisions;
- Regulations revisions by the Planning Commission and the Zoning Commission the ensure consistency with each other and with the goals of the Plan;
- Consideration of Plan objectives for municipal capital improvement planning; and
- Referral to the Plan for review of municipal improvements as required by Connecticut General Statutes Section 8-24.

Schedule: The Planning Commission is primarily responsible for implementation of the Plan and will monitor progress toward the strategies and action tasks. As part of an annual progress review, the Commission will evaluate and update these implementation assignments and schedules as may be necessary. That review will include those uncompleted or ongoing strategies and tasks listed in the current Plan.

The Commission will also monitor developments at the State level regarding growth management and smart growth strategies to determine what, if any, future revisions to the Town Plan may be necessary.

The following table identifies the municipal, civic, and volunteer entities responsible for implementation of the priority strategies and tasks identified by this Plan Amendment. The Table also provides a recommended timeframe for each task.

Example:

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

Legend:

- PC – Planning Commission
- ZC – Zoning Commission
- IWC – Inland Wetlands Commission
- CC – Conservation Commission
- BOS – Board of Selectmen
- Town – Town offices and residents
- BOE – Board of Education
- BOF – Board of Finance
- HDC – Historic District Commission
- RC – Recreation Commission
- PW – Public Works
- Res. – Residents
- RHS – Roxbury Historical Society
- RLT – Roxbury Land trust
- VFD – Volunteer Fire Department
- HVA – Housatonic Valley Association
- ETF – Energy Task Force
- SG – Smart Growth Study Group

CONSERVATION STRATEGIES AND TASKS

		PC	ZC	IWC	CC	BOS	Town	Other
Preserve Physical Character								
	Protect and preserve important natural features such as wetlands, watercourses, steep slopes and floodplains.							RLT
	Increase efforts to preserve open space.							
	Maintain the low density character of the community.							
	Preserve key scenic views and areas within Roxbury.							RLT
	Retain agricultural land.							
*	Support the Conservation Commission and the Roxbury Land Trust in conserving important resources in Roxbury that contribute to community character, such as scenic views and natural and historic resources.							
*	Update Town regulations to preserve community character as important resources are identified.							
*	Coordinate monitoring of conservation easements and management of open space.				Prime			RLT
*	Cooperate with efforts by the Roxbury Land Trust and others to sustain working agricultural lands and farms.							RLT
*	Consider applying for a Connecticut Department of Agriculture Agricultural Viability Grant.					Prime		RLT
*	Consider providing staffing support to the Conservation Commission.					Prime		
Establish a Coordinated Open Space System								
	Preserve open space in Roxbury using all available means.							
*	Refine, expand, and enhance the existing open space / greenbelt system.				Prime			RLT
*	Establish a comprehensive trail system in Roxbury.				Prime			RLT
*	Develop a Roxbury Resource Inventory of natural, historic, and heritage resources and areas to guide open space planning and land use regulation in Roxbury.				Prime			RLT
Preserve Open Space During Development								
*	Amend regulations to require that open space be offered first to the Roxbury Land Trust or another open space organization before being offered to the Town or deeded to a homeowner association or restricted through a conservation easement.	Prime						
*	Amend subdivision regulations to allow the Planning Commission to require that public access be provided, where appropriate.	Prime						
*	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.	Prime						
*	Develop guidelines for desirable open space for subdivision open space set-aside and preferable ownership, including open space corridor design.	Prime						RLT
*	Request Conservation Commission comment on proposed subdivision open space set-aside.	Prime						
*	Review, and revise as necessary, zoning and subdivision regulations to encourage appropriate use of conservation subdivision design options and protect more open space.							
*	Require that easements to the Town be delineated and recorded on A-2 survey maps and provided to the Town in CAD or GIS compatible electronic format.							

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

	PC	ZC	IWC	CC	BOS	Town	Other
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Set Aside Municipal Fund for Open Space Acquisition							
* Support Conservation Commission Open Space efforts.						Res.	RLT
* Continue to build the open space acquisition fund.						BOF	
* Request town meeting approval for funds to be used for open space acquisition where high priority opportunities are identified for Town acquisition or in partnership with the Roxbury Land Trust.					Prime		
* Undertake capital campaigns for the acquisition of specific properties.				Prime			RLT

Encourage Efforts of the Roxbury Land Trust							
Continue to encourage the significant efforts of the Roxbury Land Trust.							
Encourage the Land Trust to maintain their current policy of allowing passive recreation (hiking) by the general public on their property.							

Preserve Historic Resources							
Continue to preserve historic resources.						HDC	RHS
Encourage local organizations and activities that enhance Roxbury's historic character.						HDC	RHS
Support establishing historic district(s) that are supported by a majority of residents.						HDC	
Continue to support both the Roxbury Historical Society and the Historic District Commission.						HDC	RHS, Res.
* Consider regulations to encourage retention and/or reuse of historic resources such as stone walls and barns.						HDC	
* Nominate eligible properties for the National Register of Historic Places.							RHS
* Continue to identify sites for archeological survey, especially in the Shepaug River valley, and refer sites to State Archeologist.							RHS
* Research and consider means of protecting existing stonewalls along public roads, such as including streetscapes as an open space criteria for subdivisions or enacting an ordinance to prohibit removal of stonewalls that mark property lines.							
* Review land use regulations to identify obstacles to retrofitting of existing barns and old buildings for adaptive reuse, such as for residences.							

Protect Ridgelines and Scenic Views							
* As part of the Roxbury Resource Inventory, identify and map key scenic vistas and areas and significant ridgelines within Roxbury.				Prime			
* Evaluate ridgeline and scenic view regulations from other towns.				Prime			
* Evaluate adequacy of current land use regulations to protect ridgelines, scenic views, and vistas; adopt revisions as determined necessary and appropriate.							

Adopt Timber Harvesting Regulations							
* Monitor the effectiveness of the definition of regulated activity or regulated area in the wetland regulations in protecting ridgeline resources and revise as necessary to the extent authorized by Connecticut statutes.							

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

	PC	ZC	IWC	CC	BOS	Town	Other
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Preserve Agricultural Land							
Pursue innovative strategies that will retain agricultural land.							
To the extent possible, preserve prime agricultural soils as open space or undeveloped areas in new developments.							
*	Maintain open meadows and fields on property owned by the Town, to retain agricultural potential and scenic qualities.						
*	Develop community educational information on the value of open meadows, scenic vistas, and roadside characteristics such as stone-walls and old trees.						

Review Sand and Gravel Excavation Regulations							
*	Ensure proper enforcement of regulated excavation activities.						

Protect the Shepaug River							
Continue efforts to increase water flow in the Shepaug River to revive the habitat and restore recreational and scenic values to the River.							
							HVA

Protect Other Significant Water Resources							
Continue to protect watercourses, wetlands, aquifers, and floodplain areas in Roxbury.							
							RLT, HVA

Protect Water Quality							
Continue to protect and improve water quality.							
Maintain low-intensity land use/land cover regulations in order to minimize negative impacts on water resources.							
*	Review zoning and subdivision regulations regarding erosion and sediment control to incorporate guidelines of the Connecticut Department of Environmental Protection (DEP) <i>2002 Guidelines for Soil Erosion and Sediment Control</i> as determined appropriate.						HVA
*	Consider monitoring and maintenance standards for underground fuel tanks by Town ordinance.						
*	Develop homeowner education program with guidance for underground fuel tank monitoring and maintenance.						
*	Review zoning and subdivision regulations to incorporate guidelines of the DEP <i>Stormwater Quality Manual</i> and other low impact development standards that encourage stormwater retention and renovation, where appropriate.						
*	Ensure that all salt storage areas are properly managed and maintained in accordance with DEP requirements.						
*	Review and revise zoning, subdivision, and wetlands regulations to ensure consistency and uniformity and to maintain conformance with revised statutory requirements and procedures.						

Discourage Development on Steep Slopes							
*	Review erosion and sediment control requirements in the zoning and subdivision regulations.						
*	Monitor effectiveness of inland wetlands regulations and soil erosion and sedimentation control requirements for development on slopes in excess of 25 percent; consider additional regulation as necessary.						

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

	PC	ZC	IWC	CC	BOS	Town	Other
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Maintain Public Act 490 Assessments							
	Continue to use the PA-490 assessment program and include designated open space.					Assessor	
	Continue to designate farm or forest land in accordance with statute.					Assessor	
*	Prepare ordinance to implement PA-490 open space policy.				Prime	Assessor	
*	Adopt a PA-490 open space policy at Town Meeting.						
*	Undertake a community education program to encourage eligible property owners to enroll in the open space assessment program.						

Protect Environmental Quality and Promote Sustainability							
	Ensure that zoning regulations protect environmental quality and promote sustainable use of natural resources and energy where authorized.						
	Promote energy efficiency by Roxbury residents and by municipal facilities.					Res.	ETF
*	Consider zoning regulations to limit and mitigate artificial outdoor lighting, such as provided in the Town of Washington Zoning Regulations.						
*	Support the work of the Roxbury Energy Task Force.					Res.	ETF
*	Identify eligible energy efficiency and conservation activities and apply for Reinvestment and Recovery Act Block Grant.						ETF
*	Regularly review zoning and subdivision regulations to address environmental issues.						
*	Plan and budget for continued energy efficiency improvements in municipal facilities.					BOF. PW	
*	Support Conservation Commission energy outreach efforts.					Res.	ETF

Provide Conservation Information to the Public							
	Educate Roxbury residents regarding the importance of conservation issues.				Prime		ETF
*	Provide the Conservation Commission with adequate resources for community outreach.					Prime	BOF
*	Distribute an information sheet to property owners and realtors about the importance of conservation and what is and is not regulated.						
*	Provide information to homeowners about how to protect groundwater.						

Promote Community Spirit							
	Encourage festivals and other activities to promote community spirit among full-time and part-time residents.					Res.	
	Use schools and other town facilities to conduct activities that promote community pride and spirit.					BOE	
	Encourage community programs that promote community pride and spirit.						
*	Continue to publish and distribute a newsletter to Roxbury residents.						
*	Maintain and regularly update the Roxbury website.						
*	Conduct an annual volunteer appreciation event to recognize people who make contributions to the community.						
*	Annually recognize a “volunteer of the year” and other “hometown heroes” on a plaque in the Town Hall.						
*	Review home occupations regulations to encourage daytime volunteers for fire and ambulance services.						

DEVELOPMENT STRATEGIES AND TASKS

		PC	ZC	IWC	CC	BOS	Town	Other
Establish a New Development Process								
*	Review and revise zoning and subdivision regulations to ensure consistency and uniformity and to maintain conformance with revised statutory requirements and procedures.							
*	Regularly review and update zoning and subdivision regulations pertaining to residential development to respond to development patterns and trends in Roxbury.							
Encourage Appropriate Development Patterns								
Encourage conservation design development patterns.								
*	Review and revise zoning and subdivision regulations to ensure consistency of standards and terminology for open space subdivisions.							
*	Require provision of an open space buffer or conservation easement along arterial and collector roads or alternative lot dimension standards to preserve the rural streetscape.							
*	Consider allowing flexibility (or requiring variation) in front yard setbacks that would allow shallower setbacks for wider lots.							
*	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.		Prime					
Encourage Shared Driveways Where Appropriate								
*	Evaluate Subdivision Regulations and revise to encourage use of shared driveways where safety or environmental factors, such as wetlands, would be better protected.							
Discourage Gated Community Development								
*	Consider revising Zoning Regulations to require a special permit for private roads with controlled access.							
Encourage Housing Diversity								
Provide for a diversity of housing types in Roxbury.								SG
*	Explore creative ways to create affordable housing, including through churches and other local organizations.						Res.	SG
*	Evaluate the "Smart Growth Study Group" report on housing options and consider regulatory and municipal actions to further the Report's recommendations.							SG
*	Request the Smart Growth Study Group to conduct a review of State statutory options for encouraging or developing lower cost housing opportunities; consider regulatory action to implement such options found to be appropriate.							SG
*	Request the Smart Growth Study Group to develop a public information program to educate the community on the importance of providing housing opportunities and the risks of neglecting such needs.							SG
*	Support creation of a local housing trust to seek partners, grants, and other resources to develop lower cost workforce housing in Roxbury.						Res.	SG
*	Regularly review and update current zoning standards applying to accessory apartments if determined necessary to promote additional lower cost housing opportunities.							

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

	PC	ZC	IWC	CC	BOS	Town	Other
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Maintain the Existing Business Zone							
	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.						
*	Make appropriate regulatory improvements to enhance the operation and appearance of this area.						
*	Consider regulations permitting restaurant use in the existing business zone with appropriate standards.						

Encourage Home-Based Business							
	Encourage the establishment and operation of specific compatible home-based businesses.						
*	Regularly evaluate zoning regulations pertaining to home-based business to ensure that economic and technical developments are adequately reflected in the permitted uses.						
*	Ensure that adequate zoning enforcement is applied to such potentially disruptive home-based business uses as shop and storage.					ZEO	
*	Provide zoning standards that emphasize prevention or mitigation of potential neighborhood impacts from home-based business uses, particularly traffic restrictions, signage controls, noise prohibitions, and visible outside storage or activity prohibitions.						

Consider Allowing Controlled Expansion of Existing Business Uses in the Town Hall Area							
	Consider allowing an expansion of legally pre-existing, non-conforming business uses in residential zones.						
*	Evaluate existing structures, parcels, and uses; identify acceptable scale of building and parking expansion and appropriate accessory or companion uses associated with existing non-conforming uses that may be permitted by Special Exception.						

Regulatory Framework							
	Maintain regulations that are easy to understand and use, yet are effective in guiding development.						
	Encourage and facilitate land use education and training.						
	Improve and support land use regulatory structure and administration.					ZEO	
*	Update Town regulations to implement this Plan of Conservation and Development.						
*	Investigate obtaining land use staff assistance through the Northwest Connecticut Council of Governments or sharing with other towns.						
*	Consider joining the Northwestern Connecticut Regional Planning Collaborative if long term funding allows the Collaborative to expand.						
*	Implement and maintain effective enforcement of regulations and conditions of all permit approvals by all land use agencies.						
*	To encourage coordination, schedule joint meetings for all Town boards, commissions, and staff at least twice a year.						
*	Continue enhancements to the Town website and other public outreach methods to make land use information, including regulations and application forms, readily available to the public.					ZEO	

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

		PC	ZC	IWC	CC	BOS	Town	Other
*	As recommended to support several Strategies in the Amended Plan, regularly review and update all land use regulations to ensure consistency with statutory revisions, changing conditions, and new considerations for managing land use in Roxbury.							
*	Prepare complete electronic set of regulations and post on the Town website for public convenience.							
*	Combine current Planning Commission and Zoning Commission to improve regulatory efficiency, reduce costs and expedite reviews, and reduce the necessary number of volunteers.							
*	Recommend that Town Ordinances be revised to require that members of Town boards and Commissions be elected, rather than appointed, to ensure accountability in all land use decision making.							

COMMUNITY SERVICES AND FACILITIES

Encourage Public Safety Volunteers								
	Increase efforts to attract and retain fire and ambulance volunteers.							
*	Evaluate housing affordability impact on availability of volunteers; provide information to Smart Development Committee and Town officials to promote housing opportunities.							SG
*	Re-evaluate term limits on Fire Chief position.						VFD	
*	Continue to promote volunteer recruitment efforts through Town publicity, events, and word-of-mouth.						VFD	

Fire Protection								
*	Encourage the Fire Department to maintain a water re-supply master plan.						VFD	
*	Encourage the Fire Department to regularly update the water re-supply master plan.						VFD	
*	Reactivate the Joint Committee for Facilities Review to evaluate need and possible sites for new emergency services facility.							

Keep Community Facilities								
	Continue to encourage the location of community facilities in and near Roxbury Center.							

Anticipate Regional School Facility Needs								
	Regularly monitor school enrollments projections to anticipate facility and fiscal needs.						BOE	
	Continue to work productively with the Region 12 School Board.						BOE	
*	Support District evaluation of potential expansion of Booth Free School.						BOE	
*	Encourage the District to implement renovations and improvements at Booth Free School if no expansion is to occur in the near future.						BOE	

Clean Up Town Parks								
*	Continue to improve and maintain Town Parks.						RC	

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

	PC	ZC	IWC	CC	BOS	Town	Other
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Maintain Adequate Recreational Facilities							
	Continue to Coordinate with Region 12 for recreation use of school facilities.					RC	
	Support Recreation Commission facility planning.					RC	
*	Develop a town-wide recreation master plan for all facilities tied to local participation and/or community growth.					RC	
*	Integrate recreation facility planning with open space and municipal facility planning to identify potential multiple uses of properties.					RC	RLT

Consider Acquiring Riverfront Property							
	Consider acquiring riverfront property on the Shepaug River.						RLT
*	Evaluate riverfront properties for integration into open space corridor plans.						RLT
*	Monitor property availability and develop action response plan.						RLT

Maintain and Consider New Scenic Roads							
	Continue to identify scenic roads in Roxbury.					Res.	
	Maintain scenic road qualities while making necessary or desirable road improvements (safety and condition).					PW	
	Continue to work cooperatively with the Connecticut Department of Transportation to preserve and improve the scenic quality of State highways in Roxbury.					PW	
*	Proceed with scenic road designation in accordance with the ordinance as Town scenic roads are identified.						
*	Work to implement the recommendations of the Scenic Corridor Management Plan.					PW	

Maintain and Update Road Standards							
*	Regularly review and revise zoning and subdivision regulations and road standards to ensure consistency and uniformity and to maintain conformance with revised statutory requirements and procedures.					PW	
*	Evaluate the incorporation of low impact development standards into the Roxbury road standards.					PW	

Discontinue Some Roads							
*	Identify road sections to be discontinued.					PW	
*	Discontinue road sections not likely to be needed for overall circulation.						
*	Identify value of pedestrian rights on any discontinued road as open space and recreational linkage and retain such rights where appropriate.						

Discourage Use of Weller’s Bridge Road as a Shortcut							
*	Monitor traffic and conditions on Weller’s Bridge Road and refine use of signage, speed indicator, and enforcement as determined necessary.						

ROXBURY CONNECTICUT
 PLAN OF CONSERVATION AND DEVELOPMENT – 2010 AMENDMENTS

	PC	ZC	IWC	CC	BOS	Town	Other
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Make Necessary Road Improvements							
	Work with DOT to make appropriate improvements on State highways.					PW	
	Continue to monitor the need for road improvements on Town roads.					PW	
*	Make necessary road improvements in a timely manner.					PW	
*	Ensure improvements retain scenic attributes to the maximum extent possible.					PW	

Establish Trails and Pedestrian Connections							
	Encourage trails for biking, walking, and horses in town, where appropriate.						RLT
*	Establish a network of trails and walkways, especially in Roxbury Center.						RLT
*	Explore opportunities for walks and trails on the greenway network proposed in the Open Space Plan.						RLT
*	Identify value of pedestrian rights on any discontinued road as open space and recreational linkage and retain such rights where appropriate.						

Telecommunications							
*	Request that the Connecticut Siting Council requires co-location of telecommunications facilities and that applicants provide a Town-wide coverage plan demonstrating the need for any new facility.						

