



TOWN OF ROXBURY CONNECTICUT

Zoning Commission

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

ROXBURY ZONING COMMISSION PUBLIC HEARING MARCH 14, 2016

MINUTES

CALL TO ORDER

Chairman Conway called the Public Hearing to order at 7:30 PM.

Regular Members Present: James Conway, Elaine Urban, Alan Johnson, Drew Loya, Alternates Present: David Miller, Bill Horrigan, Staff Present: Zoning Enforcement Officer, John Cody and Karen Eddy, Land Use Administrator

Public Present: Jeremy Oskandy, Elliott Davis, Rene David, Susan & Steven Levkoff, Geoffrey & Susan Purdy, Gaila Rossiter

SEATING OF MEMBERS

Chairman Conway seated regular members Urban, Loya, Miller for Tester, Horrigan for Johnson and himself.

BUSINESS

MH Property, LLC / 5 Mine Hill Road – Petition to revise the boundary of Business Zone D and to amend Section 2.4.4 (Description of Business Zone D) of the Roxbury Zoning Regulations:

Chairman Conway read the following for the record:

- Legal Notice to Voices published March 2 and March 9, 2016
- Planning Referral Letter dated February 18, 2016 in support of zone change
- Letter from Arthur H. Howland & Assoc. requesting Zone Change from Residence Zone C to Business Zone D dated January 22, 2016, received March 1, 2016
- Letter from Roxbury Land Trust dated February 16, 2016 in support of zone change

Alan Johnson arrived at 7:38 was seated and Bill Horrigan stepped down.

Jeremy Oskandy from Arthur Howland & Assoc. reviewed map prepared for MH Property LLC, Mine Hill Road & Baker Road entitled "Proposed Zone Change Map" by Arthur H. Howland & Assoc., New Milford, CT dated January 21, 2016. This map depicts the property in Zone C that would become part of Zone D. He noted that by placing this property in Business Zone D the historical use of the property would be made conforming and consistent with the properties to the west and south which are currently in the Business Zone D. Mr. Davis noted the related business use in the past was lumber storage.

Geoffrey Purdy of 43 Mine Hill Road asked if the Land Trust House was included in Zone D. Elaine Urban asked about the size of the parcel in question and it was described as 1.067 acres.

ADJOURNMENT

MOTION to close the public hearing at 7:45 p.m. by Miller, seconded by Urban and unanimously approved.

Respectfully submitted,

Karen E. Eddy

Land Use Administrator

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