



TOWN OF ROXBURY CONNECTICUT

Zoning Commission

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

ROXBURY ZONING COMMISSION REGULAR MEETING MARCH 14, 2016

MINUTES

CALL TO ORDER

Chairman Conway called the Regular Meeting to order at 8:40 PM.

Regular Members Present: James Conway, Elaine Urban, Alan Johnson, Drew Loya

Regular Members Absent: Kim Tester

Alternates Present: David Miller and William Horrigan

Staff Present: Zoning Enforcement Officer, John Cody and Karen Eddy, Land Use Administrator

Public Present: Jeremy Oskandy

NEW MEMBERS

Chairman Conway noted that Drew Loya has moved up to a regular member and he welcomed new alternates Bill Horrigan and Curt Smith.

SEATING OF MEMBERS

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

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Regular Meeting of February 11, 2016:

MOTION: To approve the minutes as presented. Motion by Loya, seconded by Johnson and approved 4-0. Urban abstained.

BUSINESS

Swanson/39 Davenport Road –Special Permit Application for Home Enterprise – Category III for Excavation/Landscaping Business

Chairman Conway reminded that the Swanson application had been received at the February Zoning Meeting.

MOTION: To schedule a public hearing on April 11, 2016 to solicit public comment on an application by Swanson / 39 Davenport Road for a Special Permit for a Home Enterprise – Category III for an Excavation / Landscaping business. Motion by Conway, seconded by Johnson and unanimously approved. Vote 5-0.

Chairman Conway reminded the Commission that only seated members Urban, Loya, Johnson, Miller and himself can take part in deliberations before a vote.

MH Property, LLC / 5 Mine Hill Road – Petition to revise the boundary of Business Zone D of the Roxbury Zoning Regulations

MOTION: To approve the proposed petition to rezone Zone D and text amendments to Section 2.4.4 of the Roxbury Zoning Regulations as presented. Motion by Urban, seconded by Miller and unanimously approved. Vote 5-0.

Reason for Vote

- Urban – Yes – This will correct the anomaly in the business zone.

- Johnson – Yes - This corrects a previous flaw in regulations.
- Loya – Yes – This completes the zone and is great for the community.
- Miller – Yes – Agrees with other previous comments.
- Conway – Yes - This cleans up a discrepancy in the regulations and it is supported by the POCD.

Proposed text amendment to add residential apartment dwelling and related parking in Business Zone D to the Roxbury Zoning Regulations

Chairman Conway explained that the Roxbury Land Trust requested this amendment and the concerns expressed during the public hearing about apartment buildings are not supported. Mr. Miller noted that the regulation allows up to three apartments and Mr. Johnson added that that does not allow for much of an apartment building.

Restriction to one apartment per business was discussed, but it was decided that the size of the buildings and area are self-limiting. It was suggested that a few more apartments in the business district would not be bad for the town.

MOTION: To approve proposed amendments to the Roxbury Zoning Regulations Section 4.6.5 and 13.2 as presented. Motion by Conway, seconded by Loya and unanimously approved.

MH Property, LLC / 5 Mine Hill Road – Special Permit Application for a Craft Brewery, Distillery and Winery in Business Zone D

Chairman Conway asked for comment from the Commission. Mr. Johnson noted drainage improvements planned; it's a good use for buildings that have fallen in disrepair and the project is a positive improvement for the town. Chairman Conway noted that the regulation was carefully crafted by the town attorney and this is a great use for the town.

MOTION: To approve the proposed Special permit Application by MN Property LLC, 5 Mine Hill Road for a Craft Brewery, Distillery and Winery per Section 4.7.7 of the Roxbury Zoning Regulations. Motion by Conway, seconded by Miller and unanimously approved. Vote 5-0.

Tree House Regulations

Discussion tabled until advice from the town attorney is received.

REPORTS

ZEO Report

Mr. Cody reviewed his written report which was distributed to the Commission.

- Private Funerals – a petition to the change the zoning regulations is expected.
- Hodges - The NOV issued has been complied with.
- Weaving – The Cease and Desist issued will be adhered to by owner.
- Half Story Regulations – This needs to be reviewed and amendments considered.
- Nonconformity regulation was reviewed, addressed by town attorney and discussed with ZBA.
- Zoning Office has been very busy with a number of large projects in the works.

Chairman's Report

Chairman Conway reviewed the status of his ongoing meetings with Peter Filous of the Planning Commission where they are exploring alternative housing ideas. Ideas being discussed are reduction of lot size, frontage, shared driveways, small lots and smaller homes in Zone A. The statistics of the zone were reviewed as were the boundaries which include the Town Park. This will remain on the agenda for future discussion.

ADJOURNMENT

MOTION: To adjourn the meeting at 9:25 PM, by Miller, seconded by Loya. Motion carried

Respectfully submitted,

Karen S. Fddy

Land Use Administrator

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