



TOWN OF ROXBURY CONNECTICUT

Zoning Commission

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

ROXBURY ZONING COMMISSION REGULAR MEETING AUGUST 8, 2016

MINUTES

CALL TO ORDER

Chairman Conway called the Regular Meeting to order at 7:30 PM.

Regular Members Present: James Conway, Elaine Curley, Alan Johnson, Kim Tester & Drew Loya

Alternates Present: William Horrigan

Alternates Absent: David Miller & Curtiss Smith

Public Present: None

SEATING OF MEMBERS

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

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Regular Meeting – July 11, 2016

MOTION: To approve the minutes as written. Motion by E. Curley, seconded by A. Johnson and unanimously approved.

BUSINESS

Treehouse Regulations

Chairman Conway noted that proposed regulations are under review by the town attorney.

Half Story Regulations

Chairman Conway noted that proposed regulations are under review by the town attorney.

Farmer's Market

Chairman Conway noted that the Diebold's would like to open a Farmer's Market on their property. He noted that in towns that allow them they are usually on town property and the Farmer's Market in Morris in in a commercial zone. Roxbury's regulations would have to be changed to permit Farmer's Markets. We have been unable to find other towns that allow them on private property. Chairman Conway noted that we are awaiting return of the town attorney to get some guidance on the issue.

ZBA – Nonconformity Issues

Chairman Conway noted that he had met with the Chairman of ZBA. They are concerned that they are turning down applications for modest additions where hardships cannot be proven. ZBA would like Zoning to consider relaxing the regulations to allow for some minor expansions on nonconforming properties to eliminate the burden of going to ZBA. Chairman Conway noted that they discussed allowing expansion up to 25% of the footprint as long as additions were going away from setbacks. Several commissioners spoke in favor of allowing minor expansions within a limited scope. Chairman Conway suggested that members present ideas for amending the regulations at the next meeting. Elaine Curley volunteered to prepare some proposed text.

REPORTS

ZEO Report

The ZEO Report submitted by John Cody was reviewed. It was noted that a letter requesting compliance regarding unregistered motor vehicles was sent to 14 Weller's Bridge Road. The fence issue on Weller's Bridge Road is also being addressed. Chairman Conway noted that the complaint against Mr. Montessi is an enforcement issue which is being addressed by the ZEO.

Chairman's Report

None.

COMMUNICATIONS

A Planning & Zoning Newsletter was distributed with the meeting packets.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:17 p.m. by Kim Tester, seconded by Drew Loya and unanimously approved.

Respectfully submitted,

Karen S. Eddy

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Land Use Administrator

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