



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING MARCH 10, 2016

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:32 PM.

Members Present: Peter Filous, Bob Munson, Gary Steinman, and Pauline Krofssik.

APPROVAL OF MINUTES

Regular Meeting – February 11, 2016

MOTION: To approve the minutes of the 02/11/16 Regular Meeting. Motion by Gary Steinman, seconded by Bob Munson and approved 3-0-1. Krofssik abstained.

NEW BUSINESS

Referral from Zoning for a proposed text amendment to permit residential apartments in Zone D

The members reviewed the memo dated 2/26/16 regarding the proposed new provisions of Section 4.6 of the Zoning Regulations which allow for mixed use apartments in Zone D. They confirmed that they have no issues with this proposal and noted that Zone D is a very refined area.

MOTION: To respond in the affirmative to the proposed text amendments to the Roxbury Zoning Regulations to permit residential apartments in Zone D - Sections 4.6.5 & 13.2. Motion by Bob Munson, seconded by Pauline Krofssik and unanimously approved.

OLD BUSINESS

N/A

CHAIRMAN'S REPORT

Discuss and make suggestions regarding subdivision regulations to accommodate Alternative Housing as per the Plan of Conservation and Development

Peter Filous reported that James Conway has requested that they meet once a month to review options for Alternative Housing as per the Plan of Conservation and Development. Specifically, he would like to discuss down zoning Zone A. Zone A consists of about 1200 acres. The group viewed a map of Zone A. The Commission discussed issues that may come up with septic and wells on small lots. It was questioned whether this approach would have much effect on the cost of a home in this Zone. A cost of a building lot may not be much less when the size is slightly reduced.

Gary Steinman reminded the group that the Conservation Commission distributed a pamphlet years ago to educate the public regarding regulations. Also, education regarding of what can already be accomplished under the current regulations may be a good idea.

Peter Filous explained that any kind of proposal for Alternative Housing will be presented by the Zoning Commission and will go through the proper hearing process.

COMMUNICATIONS

Available on-line

- Minutes– Zoning Commission Meetings

- Minutes – Wetlands Commission Meetings

Chairman Filous made note of the Quarterly Newsletter included in the members' packets. He reported that he will attend the March 30th NHCog Regional Plan of Conservation & Development Kickoff that members were invited to via e-mail.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:06 PM, motion by Pauline Krofssik, seconded by Gary Steinman and unanimously approved.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

These motions are not considered official until approved at the next Regular Meeting of the Roxbury Planning Commission