



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING JANUARY 9, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 PM.

Members Present: Peter Filous, Robert Munson, Neil Kennedy, Gary Steinman and Damien St. James

APPROVAL OF MINUTES

Regular Meeting - December 12, 2013

MOTION: To approve the minutes of the 12/12/13 Regular Meeting. Motion by Robert Munson, seconded by Damien St. James and approved. Peter Filous abstained

OLD BUSINESS

Stockwell / 171 Apple Lane / Subdivision

Gary Steinman reported that he spoke with First Selectman Barbara Henry regarding the conservation easement for this subdivision. She explained that the Board of Selectmen can empower the Conservation Commission to accept such easements. Mr. Steinman will continue to work on this procedure with the Conservation Commission.

NEW BUSINESS

Zoning Referral - Text amendments regarding Lighting

A memo dated 1/2/14 to the Zoning Commission regarding the Planning Commission's positive referral of this amendment was reviewed.

CHAIRMAN'S REPORT

Smart Growth Discussion

Peter Filous reported that he gave an update to the BOS of the Smart Growth Committee's progress. An informational meeting will be held 1/30/14 and if public opinion is positive the Zoning Commission will move forward with a text amendment to the Conservation Subdivision Regulation.

Chairman Filous reminded the Commission that the Smart Growth Study is referenced in the Plan of Conservation and Development as something that should be addressed. The Conservation Subdivision proposal meets some of the goal of Smart Growth.

The group discussed the specifics of the Conservation Subdivision proposal and some of the questions the public may have. Neil Kennedy and Damien St. James noted that they continue to be concerned with the number of parcels available for such a program. Damien St. James reminded the Commission that the previous up-zoning and Smart Growth are in conflict. He questioned whether the idea of down-zoning was considered. It was noted that a Village Zone may be something that is considered in the future.

Robert Munson stated that he strongly feels that if this is something the townspeople are opposed to, then this will not go forward. Damien St. James suggested that the question go to referendum to assure this is true.

Damien St. James stepped down at 8:25 PM

Neil Kennedy reiterated that his only concern is that there is enough property available that is suitable for this proposal. Gary Steinman encouraged that this be presented simply and that the Committee acknowledges that this will only solve one part of the problem.

COMMUNICATIONS

Chairman Filous noted memo dated 1/2/14 in the members' packets from the NWCCOG regarding education and resources available.

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:46 PM Motion by Robert Munson, seconded by Gary Steinman and unanimously approved.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING FEBRUARY 13, 2014

CANCELLATION NOTICE

The Regular Meeting of the Roxbury Planning Commission which was scheduled for Thursday, February 13, 2014 is being cancelled due to the impending inclement weather being forecasted.

Respectfully submitted,
Karen S. Eddy
Karen S. Eddy
Land Use Administrator

Cc: Town Clerk

Dated: February 11, 2014



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION SPECIAL MEETING FEBRUARY 19, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:35 PM.

Members Present: Peter Filous, Robert Munson, Neil Kennedy, and Gary Steinman.

Others Present: Siyuan Cao of Civil 1

APPROVAL OF MINUTES

Regular Meeting - January 9, 2014

The second sentence under Stockwell was changed to; "A town vote can empower the Conservation Commission to accept such easements".

MOTION: To approve the minutes of the 1/9/14 Regular Meeting as amended. Motion by Gary Steinman, seconded by Robert Munson and approved.

OLD BUSINESS

Stockwell / 171 Apple Lane / Subdivision

It was agreed that an amended approval will be required to be subject to the submission and acceptance of a deed restriction instead of the original requirement of a conservation easement. A notation of the unbuildable/unclearable land should be on the map.

MOTION: To modify the condition of approval for the application of Stockwell / 171 Apple Lane / Subdivision for the requirement of the submission of deed restrictions on both parcels and subject to the Town Attorney's approval. Motion by Gary Steinman, seconded by Robert Munson and approved.

Peter Filous suggested that the deed restriction be submitted and reviewed by the Town Attorney prior to the March Planning Commission meeting. Correspondence shall be sent notifying the applicant of the aforementioned requirements.

NEW BUSINESS

Eric Anderson - Old Tophet Road - 2-Lot Subdivision

Siyuan Cao of Civil 1 came forward and reviewed a map entitled Subdivision of Lot 2. He reported that the IWC has approved this proposal. The 4.5 acres of proposed open space was discussed. The Commission agreed that the open space should be delineated on the final map. Additionally, a notation as to the nature of the open space restriction should be made on the final map, which will be reviewed at the next meeting of the Planning Commission.

CHAIRMAN'S REPORT

Smart Growth Discussion (see minutes - Jan. 30 & Feb. 4, 2014 meetings)

Peter Filous provided the Commission with a Smart Growth update noting that the minutes of the informational meeting and the February Smart Growth Committee meeting are included in the members' packets. He reported that the Zoning Commission has requested that the Smart Growth Committee finish the process of providing information for the proposed amendment of the Conservation Subdivision Regulations.

Gary Steinman suggested that this proposal would be more comfortable to the townspeople if the Common Interest Ownership concept was smaller and more distributed. Additionally, it would be preferred if the Smart Growth Committee worked on several proposals and brought them to the town together.

Neil Kennedy commented that alternative housing may increase the value of existing larger houses for which maintenance has been deferred. Once these homes are sold, the new owners may be more capable of maintaining them.

COMMUNICATIONS

- P&Z Newsletter

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:40 PM, motion by Robert Munson, seconded by Peter Filous and unanimously approved.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING MARCH 13, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:35 PM.
Members Present: Peter Filous, Robert Munson and Pauline Krofssik
Alternate Pauline Krofssik was seated as a regular member.
Other Present: Siyuan Cao of Civil 1

APPROVAL OF MINUTES

Special Meeting - February 19, 2014

It was noted that Pauline Krofssik would abstain because she was not present at this meeting; therefore, there would not be a quorum for this vote.

MOTION: To table the approval the minutes of the 2/19/14 Special Meeting. Motion by Peter Filous, seconded by Robert Munson and approved unanimously.

OLD BUSINESS

Stockwell / 171 Apple Lane – Subdivision – Question regarding conservation easement

- Letter dated March 4, 2014

The members reviewed the letter dated 3/4/14 to Mr. Stockwell requesting that the deed restriction be forwarded to the town attorney, which will then go to the Planning Commission for final subdivision approval. This information has not yet been received.

NEW BUSINESS

Eric Anderson - Old Tophet Road - 2-Lot Subdivision

Siyuan Cao of Civil 1 came forward and reviewed the Record Subdivision Map showing the 4.29 acres of open space delineated as requested. It was confirmed that the open space equals 15.13% of the total area.

MOTION: To accept map as presented and approve the application of Eric Anderson - Old Tophet Road - 2-Lot Subdivision. Motion by Peter Filous, seconded by Robert Munson and approved unanimously.

CHAIRMAN'S REPORT

Smart Growth discussion

- SGC Minutes - March 4, 2014
- Open Space Conservation Subdivision proposed text amendments

It was noted that the minutes from the Smart Growth Committee meeting are included in the members' packets along with the proposed Zoning text amendments regarding Common Interest Ownership Subdivision. Town road access and concerns with dirt roads were discussed. An addition regarding open space requirements was added at the last meeting.

COMMUNICATIONS

NHCOG Land Use Workshops

Peter Filous noted that he will try to attend a workshop and welcomed the other Planning members to attend as well.

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:09 PM, motion by Robert Munson, seconded by Peter Filous and unanimously approved.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING APRIL 10, 2014

CANCELLATION NOTICE

The Regular Meeting of the Roxbury Planning Commission which was scheduled for Thursday, April 10, 2014 is being cancelled due to the lack of business to come before the Commission.

The next Regular Meeting of the Commission will be held on May 8, 2014.

Respectfully submitted,

Karen S. Fddy

Land Use Administrator

Cc: Town Clerk

Dated: April 3, 2014



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING MAY 8, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:40 PM.
Members Present: Peter Filous, Neil Kennedy, and Sheila Gross
Alternate Gross was seated as a regular member.

APPROVAL OF MINUTES

Regular Meeting - March 13, 2014

MOTION: To approve the minutes of the 3/13/14 Regular Meeting. Motion by Neil Kennedy, seconded by Sheila Gross and approved unanimously.

OLD BUSINESS:

Stockwell / 171 Apple Lane – Subdivision – Question regarding conservation easement

- Awaiting response to letter dated March 4, 2014

Chairman Filous explained that the applicant must return documents as noted in the 3/4/14 letter as a condition of approval.

NEW BUSINESS - N/A

CHAIRMAN'S REPORT

Smart Growth - Discussion of May 5th working meeting

Peter Filous reported that the Smart Growth Committee had a meeting with the Town Attorney to review the bullet points for the proposed text amendments to the Zoning Regulations. He reviewed the bullet points and the Town Attorney's comments with the Commission. He reported that a floating zone was suggested by the Town Attorney to allow for more control during the Zoning application process. The Town Attorney will provide some examples of floating zone regulations from other towns. This information will be forwarded to the Commissions once available.

COMMUNICATIONS

Chairman Filous noted the information included in the members' packets regarding training held by CCM for Effective Municipal Meetings, which is available to members on 5/20/14.

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:40 PM, motion by Neil Kennedy, seconded by Sheila Gross and unanimously approved.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING JUNE 12, 2014

MINUTES

CALL TO ORDER

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

Members Present: Peter Filous, Gary Steinman, Bob Munson, Neil Kennedy, Jim Hagen and Pauline Krofssik
Alternate Krofssik was seated as a regular member.

APPROVAL OF MINUTES

Regular Meeting - May 8, 2014

MOTION: To approve the minutes of the 5/08/14 Regular Meeting. Motion by Neil Kennedy, seconded by Peter Filous and approved. Steinman and Munson abstained.

OLD BUSINESS

Stockwell / 171 Apple Lane – Subdivision – Question regarding conservation easement

Awaiting response to letter dated March 4, 2014

Chairman Filous reported that there has been no response to date.

NEW BUSINESS

Zoning Text Amendment Referral - Section 4.3.4

The proposed text amendment for Permitted Uses by Special Permit was reviewed.

MOTION: To submit a positive Referral for Zoning Text Amendment - Section 4.3.4. Motion by Peter Filous, seconded by Gary Steinman and carried unanimously.

CHAIRMAN'S REPORT

Smart Growth - Discussion of Floating Zones

Peter Filous reported that the criteria for Floating Zones has been received from the Town Attorney. The Smart Committee will review this at a Special Meeting on June 18th and advise whether this can be incorporated into the proposed Conservation Subdivision concept.

COMMUNICATIONS

Cuddy & Fedder letter dated 5/19 re: Cingular Wireless Tower

Gary Steinman reported that the Conservation Commission has intervener status with regard to the two cell towers being proposed. One is proposed for the Washington / Roxbury line in an area they do not expect a problem. The other is on Route 47 on a private land in Roxbury on the border. The 1000 ft. study claims this will not be seen by the neighboring properties.

Community & Economic Development Director e-mail dated 6/5/14 from Jocelyn Ayer

Peter Filous reported that they are looking for volunteers from the Planning and Zoning Commission to serve on the Regional Planning Advisory Committee. Peter Filous suggested that the Chair of each commission step forward as volunteers for this.

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

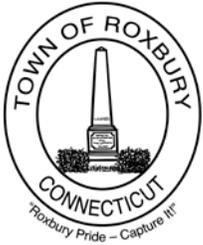
MOTION: To adjourn the meeting at 8:00 PM, motion by Gary Steinman, seconded by Bob Munson and unanimously approved.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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Planning Commission

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ROXBURY PLANNING COMMISSION REGULAR MEETING JULY 10, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 PM.

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

Others Present: Bill Curren

Alternate Krofssik was seated as a regular member.

APPROVAL OF MINUTES

Regular Meeting - June 12, 2014

MOTION: To approve the minutes of the 6/12/14 Regular Meeting. Motion by Gary Steinman, seconded by Bob Munson and approved unanimously.

OLD BUSINESS

Stockwell / 171 Apple Lane – Subdivision – Question regarding conservation easement

- Awaiting response to letter dated March 4, 2014
- Follow-up letter dated July 3, 2014

Peter Filous reported that a follow-up letter was sent regarding this matter on 7/3/14; however, a response has not yet been received.

NEW BUSINESS

Zoning Text Amendment Referral – Setbacks and Structures

The proposed amendments to Setbacks & Structures of the Zoning Regulations were reviewed. The Commission found no issues with the proposed changes.

MOTION: To forward a positive referral regarding Zoning Text Amendment Referral – Setbacks and Structures.

Motion by Gary Steinman, seconded by Bob Munson and approved unanimously.

CHAIRMAN'S REPORT

Discussion of Scenic Roads and stone wall removal

Peter Filous noted that the Ordinance on Scenic Roads is included in the members' packets. He explained that there was a recent incident of a stone wall being removed and reconstructed at a different portion of the property on what was thought to be a scenic road. He found that Planning governs the Scenic Road Ordinance and applications for such permits should be submitted to this Commission. During the next update of the Planning Regulations reference to this Ordinance should be made.

COMMUNICATIONS

FCC Letter re: Cell Tower – Washington – Woodbury Road

The 6/18/14 letter from the FCC was reviewed noting an application for a cell tower site at 1071 Washington-Woodbury Rd.

Privilege of the Floor

Bill Curren came forward with questions regarding the Floating Zone proposal discussed by the Smart Growth Committee. Peter Filous reviewed the Smart Growth history and its charge to provide housing options for this community. He noted that the Zoning Commission is currently working on developing proposed regulations and that the Smart Growth Committee will not reconvene until Zoning has submitted their response to the suggestions put forth. Ultimately, a town information meeting will be held followed by a public hearing prior to any changes being made to the Regulations.

Available on-line

- Minutes – Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:20 PM, Motion by Gary Steinman, seconded by Bob Munson and unanimously approved.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING AUGUST 14, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 PM.

MEMBERS PRESENT

Members Peter Filous, Gary Steinman, Bob Munson, and Alternate Sheila Gross. Sheila Gross was seated as a Regular Member.

APPROVAL OF MINUTES

Regular Meeting - July 10, 2014

MOTION: To approve the minutes of the 7/10/14 Regular Meeting. Motion by Gary Steinman, seconded by Bob Munson and approved unanimously.

OLD BUSINESS

Stockwell / 171 Apple Lane – Subdivision – Question regarding conservation easement

- Awaiting response to letter dated March 4, 2014
- Follow-up letter dated July 3, 2014

Chairman Filous noted that there is nothing new to report regarding this matter. He asked that this be removed from the agenda and explained that this matter will return to the Planning Commission when this property is conveyed.

The group discussed that the policy of the Planning Commission going forward will be that applications will not be approved with contingencies. An applicant will not receive an approval until requirements have been met.

NEW BUSINESS:

Zoning Special Permit Application – Shepaug Valley Bible Church

Peter Filous explained that the Zoning Commission has forwarded this plan to the Planning Commission for their review and comments. The Commission reviewed the plan and had no concerns and found that the plan is in accordance with the Plan of Conservation and Development.

MOTION: To give a favorable recommendation regarding Zoning Special Permit Application – Shepaug Valley Bible Church. Motion by Peter Filous, seconded by Sheila Gross and approved unanimously.

CHAIRMAN'S REPORT

Smart Growth Committee Meeting update

Peter Filous explained that the Committee is in favor of limiting development size and would like to correct any misinformation that has been heard. He reported that the Smart Growth Committee met with Jocelyn Ayer of the Northwest Hills Council of Governments today who agreed to try to obtain GIS mapping for the Informational Meeting. She offered to explain to the public what is happening in nearby towns and provide examples to demonstrate that this concept is not unique. She will provide a PowerPoint presentation showing photo examples of similar developments.

The following Smart Growth meetings have been scheduled:

- Wednesday, 9/3 at 7:30 PM, Smart Growth Special Meeting - To be a preemptive of the Informational Hearing. To advise those interested that professional planning assistance is being received.
- Tuesday, 9/23 at 9:00 AM, Presentation Review for Informational Meeting.
- Tuesday, 9/30 Town Informational Meeting at 7 PM (moved from 9/9 date)

COMMUNICATIONS:

P & Z Newsletter

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

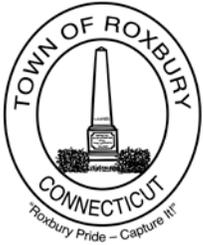
MOTION: To adjourn the meeting at 8:15 PM, Motion by Gary Steinman, seconded by Bob Munson and unanimously approved.

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



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING SEPTEMBER 11, 2014

CANCELLATION NOTICE

The Regular Meeting of the Roxbury Planning Commission which was scheduled for Thursday, September 11, 2014 is being cancelled due to the lack of business to come before the commission.

Respectfully submitted,
Karen S. Fddy
Land Use Administrator

Cc: Town Clerk
Dated: Sept. 10, 2014



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING OCTOBER 9, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 PM.

Members Peter Filous, Gary Steinman, Bob Munson, and Alternate Sheila Gross.

Sheila Gross was seated as a Regular Member.

Others Present: Robert Burmann

APPROVAL OF MINUTES

Regular Meeting - August 14, 2014

MOTION: To approve the minutes of the 8/14/14 Regular Meeting. Motion by Gary Steinman, seconded by Bob Munson and approved unanimously.

OLD BUSINESS

N/A

NEW BUSINESS

Robert Burmann - 27 Mine Hill Road – Lot Line Revision

Robert Burmann came forward and reviewed the Boundary Line Revision Map dated 9/21/14 with the Commission. He explained that this is a land swap with the abutter involving the driveway easement. He confirmed for the Commission that this would have no affect on the septic or well setbacks; however, he agreed to have the septic system for Lot 44 located on the mylar as a condition of the approval.

MOTION: To approve the application of Robert Burmann - 27 Mine Hill Road – Lot Line Revision subject to the submission of a mylar with the septic on Lot 44 located. Motion by Sheila Gross, seconded by Gary Steinman and unanimously approved.

MOTION: To add to the agenda 8-24 Referral to Planning Commission for Proposed Bathrooms & Kitchen at Hurlburt Community Park. Motion by Gary Steinman, seconded by Peter Filous and unanimously approved.

8-24 Referral to Planning Commission for Proposed Bathrooms & Kitchen at Hurlburt Community Park

A memo dated 10/9/14 from Barbara Henry regarding this proposal was distributed to members and reviewed.

Sheila Gross gave the history of the neighbors' concerns with further development regarding Hurlburt Park. She wonders what the neighbors' opinions are at this time. Gary Steinman noted that this would be an issue for the Zoning Commission. He advised that the park's activity would be expected to increase once Trail Joey is developed.

Peter Filous noted that he sees this proposal as an improvement vs. the porta-potties they currently have there. The Commission agreed that this proposal is consistent with the Plan of Conservation and Development.

MOTION: To respond in the affirmative regarding the 8-24 Referral to Planning Commission for Proposed Bathrooms & Kitchen at Hurlburt Community Park. Motion by Peter Filous, seconded by Sheila Gross and unanimously approved.

COMMUNICATIONS

Letter from Cuddy & Feder regarding cell tower on the Washington/Roxbury border

It was confirmed that this communication from 8/22/14 was received.

NWCOG Forum

Peter Filous advised of an upcoming NWCOG forum scheduled for 10/30/14. The LUO will be asked to forward a copy of the memo with this information to the members via e-mail.

CHAIRMAN'S REPORT

Smart Growth Committee update

Peter Filous reported that the Planning Commission will continue to work on housing opportunities as tasked by the Plan of Conservation and Development. He feels the community would be more accepting of smaller homes on smaller lots. Bob Munson noted that they were advised that an estimated cost for a small house on a small lot could be as much as \$450,000. Peter Filous explained that this idea can be incorporated into a Common Interest Ownership concept. Gary Steinman advised that the use of a Housing Trust would eliminate the cost of land; thereby, keeping the concept affordable.

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:15 PM, motion by Gary Steinman, seconded by Bob Munson and unanimously approved.

Respectfully submitted,

Jai Kern

Tai Kern, Secretary

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TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING NOVEMBER 13, 2014

MINUTES

CALL TO ORDER

Peter Filous, Chairman, called the meeting to order at 7:30 PM.
Members Present: Peter Filous, Gary Steinman, and Neil Kennedy.
Pauline Krofssik was seated as a Regular Member.
Others Present: Charles and Mary Jackson, and John Hopkins

APPROVAL OF MINUTES

Regular Meeting - October 9, 2014

MOTION: To approve the minutes of the 10/9/14 Regular Meeting. Motion by Gary Steinman, seconded by Peter Filous and approved unanimously.

OLD BUSINESS

N/A

NEW BUSINESS

Jackson/Hopkins – Falls Road / Minor Bridge Road – First Cut

Charles Jackson came forward and reviewed the maps entitled Property Boundary Survey with the Commission. He explained that they are requesting a first split from this 12.2 acre lot. The two approximately six acre building lots will be completely in compliance with frontage and lot size requirements.

Mr. Jackson submitted a letter dated 11/13/14 from Michael Alex certifying that this property has never been previously subdivided.

MOTION: To approve the application of Jackson/Hopkins – Falls Road / Minor Bridge Road – First Cut. Motion by Neil Kennedy, seconded by Gary Steinman and unanimously approved.

Chairman Filous signed the mylar and Mr. Jackson agreed to file it with the Clerk.

SMART GROWTH

Information update

Peter Filous reminded the Commission that the Smart Growth Committee has been disbanded as a result of the Informational Meeting. Press coverage regarding the topic was included in the packets. Going forward the Planning Commission will follow the Plan of Conservation and Development in making suggestions regarding alternative housing. Additionally, there is a private group who has taken the initiative to look into a housing trust.

CHAIRMAN'S REPORT

FOI - Ethics Packets

The group discussed the FOI -Ethics training. It was noted that going forward members should make an effort to view the properties that come before them as applications for subdivisions.

Regional Planning Meeting report

Peter Filous and Elaine Urban were present at the 10/30/14 meeting to represent Roxbury. Topics included Community Control over Cell Tower Siting and Population & Economic Trend in our Towns. Peter Filous reported that Alternative / Affordable Housing are hot button issues in most of the towns in this region.

COMMUNICATIONS

- P&Z Newsletter
- Newspaper Articles

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 8:13 PM, motion by Gary Steinman, seconded by Pauline Krofssik and unanimously approved.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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



TOWN OF ROXBURY CONNECTICUT

Planning Commission

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

ROXBURY PLANNING COMMISSION REGULAR MEETING DECEMBER 11, 2014

MINUTES

CALL TO ORDER: Peter Filous, Chairman, called the meeting to order at 7:30 PM.

Members Present: Peter Filous & Bob Munson; Alternates Jim Hagen & Pauline Krofssik were seated as Regular Members.

Others Present: Karen Eddy

APPROVAL OF MINUTES

Regular Meeting - November 13, 2014

MOTION: To table the minutes of the 11/13/14 Regular Meeting. Motion by Peter Filous, seconded by Bob Munson and approved unanimously.

OLD BUSINESS

N/A

NEW BUSINESS

Approval of Planning Meeting Schedule for 2015

MOTION: To approve the Planning Meeting Schedule for 2015. Motion by Pauline Krofssik, seconded by Bob Munson and unanimously approved.

Election of Officers for 2015

Peter Filous noted that the current slate of officers include Peter Filous as Chairman, Bob Munson as Vice Chairman and Gary Steinman as Secretary.

An e-mail dated 12/11/14 from Gary Steinman was read which noted that he has no objection to being reelected as Secretary.

Pauline Krofssik nominated the current slate of officers to go forward in 2015. The nomination was seconded by Jim Hagen

MOTION: To elect the current slate of officers; Peter Filous as Chairman, Bob Munson as Vice Chairman and Gary Steinman as Secretary. Motion by Pauline Krofssik, seconded by Jim Hagen and unanimously approved.

CHAIRMAN'S REPORT

Peter Filous reported that Neil Kennedy has resigned from this Commission and noted that Mr. Kennedy's contributions will be missed.

As the longest standing alternate, Jim Hagen was asked if he would like to be moved up as a regular member. Mr. Hagen thanked the Commission for the opportunity; however, due to his work schedule he recommended that it would be best to decline and remain as an alternate.

As the next alternate in line for this position, Pauline Krofssik was asked to move up to a Regular Member position. Mrs. Krofssik accepted.

MOTION: To move Pauline Krofssik to a Regular Member position on the Planning Commission. Motion by Peter Filous, seconded by Jim Hagen and unanimously approved.

COMMUNICATIONS

N/A

Available on-line

- Minutes– Zoning Commission Meetings
- Minutes – Wetlands Commission Meetings

ADJOURNMENT

MOTION: To adjourn the meeting at 7:43 PM, motion by Bob Munson, seconded by Pauline Krofssik and unanimously approved.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

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