



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

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

ROXBURY ZONING BOARD OF APPEALS PUBLIC HEARING FEBRUARY 18, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chairperson, called the meeting to order at 7:40 p.m.

IDENTIFICATION OF MEMBERS

Members Present: Judith Kelly, Nanette Falkenberg, Margaret Miner and Karen Kopta.

Alternates Present: Nancy Schoenholtz

Alternate Nancy Schoenholtz was seated as a Regular Member.

Others Present: Elliot Davis and Jeremy Oskandy and members of the public

BUSINESS

MH Property, LLC., Assessors Map 08 Lot 033, located at 5 Mine Hill Rd.

Case file 2016-0068, for a variance for a proposed historic reconstruction of former train station. Ref: Zoning Regulations variance from 5.3.1(c) – All buildings shall have a minimum of fifty (50) feet from the street line and rear property line and 3.10.4 - No nonconforming building devoted to a conforming use shall be enlarged, extended, reconstructed or structurally altered on the exterior except where the results of such change is to reduce or eliminate the non-conformity.

- Read legal notice into the record

Chairperson Falkenberg read the legal notice of this public hearing for the record.

- Confirmation of certified mailings

Jeremy Oskandy submitted the receipts of certified mailings to abutters for the record.

- Applicant presentation

Elliot Davis, owner of the old Roxbury Station, came forward and reviewed the history of this project. He described the buildings on the property and the proposal for a distillery. Photos of the building in question were distributed. It was noted that the building is in disrepair and the foundation is collapsing. The plan is to restore this building to its original form with awnings and platforms. Photos of the building 140 years ago were distributed. He explained that the building is four feet from the road. Overtime the road has encroached onto the property toward this building. The proposal to move the building back to a more conforming location. A floor plan and elevation sketch dated 12/21/15 was reviewed. The intended use for this building is a community space not directly related to production.

Margaret Miner asked Mr. Davis to compare this proposal to the distillery in Litchfield. Elliot Davis advised that the Litchfield distillery has more square footage. Mr. Davis noted that modest signage will be used. The train station is the only building that will require a variance. This application was preceded by Inland Wetlands, Planning and Zoning approvals.

Jeremy Oskandy reviewed the location of the building on the map dated 1/21/16 entitled Proposed Survey Map. A variance is being requested with regard to the 50 foot setback line as referenced in 5.3.1.(c) even though the building is being moved back it will remain within the setback. The nonconformity will be reduced to 2 feet with the platform. The building's nonconformity will be reduced to 10 feet. Currently the corner of the building is 1.8 from the boundary.

Mr. Oskandy explained that they are also requesting a variance for 3.10.4 regarding the structural alteration as the plan is to rebuild the foundation within the 50 foot setback. Elliot Davis clarified that this will not only be a new foundation, it will be an extensive reconstruction of the building as the entire backside of the building has bowed out. He explained that they intend to save as much of the building as possible; however, will rebuild what is necessary. Therefore, technically this is a reconstruction and not a restoration.

- Questions from the Board

It was confirmed for Karen Kopta that the platform will be added to three sides of the building. The ADA access will be on the south side along with handicap parking in the back to meet current codes.

The parking plan was reviewed for Nanette Falkenberg, which is throughout the site. Most of the parking will be permeable in an effort to look natural.

It was confirmed for Nancy Schoenholtz that building will remain within the 50 feet setback; however, this plan will reduce the nonconformity.

- Public comment

Chairperson Falkenberg read six letters received from the public in support of this proposal from:

- Land Trust, Susan Payne
- Spenser Houldin
- Marc Olivieri
- Arietta Slade and Sam Felder
- Sterett-Gittings Kelsey
- Kerri Arsenault and Andrew Wood

Chairperson Falkenberg looked for questions from the public.

Renee David of 13 Mine Hill Road questioned how many toilets would be in the building. Elliot Davis advised that there will be two ADA unisex bathrooms in the Station building. She inquired about the plans for the island across the road. Mr. Davis explained that the island belongs to the State and cannot be used by the Station. Ms. David questioned the number of parking spaces. Mr. Davis noted that they are required to have 11 spaces; however, expect to have quite a bit more.

Susan Purdy of 43 Mine Hill Road came forward as a neighbor in support of this plan. She commends this project and the proposal to include a handicap lift and bathrooms. She asked whether there would be an increase in blacktop on the site. The limited paved portions of the site were reviewed.

Chairperson Falkenberg confirmed that there were no further questions from the public or Board.

CLOSE OR CONTINUE PUBLIC HEARING

A motion was made to close the public hearing for MH Property, LLC., Assessors Map 08 Lot 033, located at 5 Mine Hill Rd., case file 2016-0068 at 8:05 PM, motion by Judith Kelly. The motion was seconded by Karen Kopta and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

These minutes are not considered official until approved at the next Meeting of the Roxbury Zoning Board of Appeals