

**ROXBURY PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 12, 2009  
MINUTES**

**CALL TO ORDER**

Robert Munson, Chairman, called the meeting to order at 8:00 PM.

Present: Robert Munson, Arlene Kershner, Damien St. James, and Ralph Wescott, Regular Members; Joseph Famighette Alternate Member.

Also Present: Wayne Piskura, Richard Berg, Chris Wood, Kim Tester, Georgette Miller and Barbara Henry

**APPROVAL OF MINUTES**

The minutes of the Regular Meeting held December 11, 2008 were reviewed.

Motion by Arlene Kershner to approve the minutes of the Regular Meeting held December 11, 2008 as presented. The motion was seconded by Ralph Wescott and passed 3-0 with one abstention.

Motion by Arlene Kershner to move New Business to the front of the Agenda. The motion was seconded by Damien St. James and carried unanimously.

**NEW BUSINESS**

**Kim Tester/Brian Duda – Hemlock Road**

Kim Tester explained that the only change to the plan is that they have increased the size of lot A to 10.830 acres and decreased lot B to 11.9 acres.

Motion by Arlene Kershner to approve application of Kim Tester/Brian Duda – Hemlock Road lot size revision. The motion was seconded by Damien St. James and carried unanimously.

**Ann Cover – 15 Minor Bridge Road – Lot Line Revision**

Wayne Piskura explained that the right-of-way allowing a walkway toward the river has been removed from the plan. The word “easement” has been removed from the map as well as the word “proposed” referring to the structure since it is now an approved plan.

Motion by Ralph Wescott to approve the application of Ann Cover – 15 Minor Bridge Road – Lot Line Revision change in verbage and easement removal as posted on mylar. The motion was seconded by Damien St. James and carried unanimously.

### **Richard Berg – 133 Goldmine Road – Lot Line Revision**

Richard Berg explained that he purchased ¼ acre from the abutting property to allow for the addition of a pool to his property.

The Commission noted that Mr. Berg will need to submit a mylar copy of the map.

Motion by Arlene Kershner to approve the application of Richard Berg – 133 Goldmine Road – Lot Line Revision. The motion was seconded by Ralph Wescott and carried unanimously.

## **OLD BUSINESS**

### **Plan of Conservation and Development**

Chris Wood presented the Opinion Response Report. He explained that there were less than 60 responses; therefore, it is not statistically reliable. He noted that the comments were very informative.

Mr. Wood discussed the agreed upon focus groups with the Commission. He estimated that the meetings would take approximately one hour each and would consist of one session each. He would facilitate the meeting and bring a secretary to record notes of the meeting.

Mr. Wood suggested that one or two members of the Planning Commission sit in on the focus group meetings. Robert Munson noted that he would like to see as many Planning Commission members attend the meetings as possible. Mr. Wood noted that if more than two members attend it would need to be legally noticed as a public meeting. The Commission agreed that Legal Notices should be done for the focus group meetings.

Mr. Wood proposed a public workshop where he would do a presentation to summarize the State of the Town Report and Survey. Then there would be a structured question and answer session with the public. He suggested this workshop should take place before the end of May and noted that it would be about two hours.

The Commission scheduled the following dates for the focus group meetings:

Thursday, March 19 at 7:30 – Development

Thursday, April 2 at 7:00 – Conservation (Regular Meeting to immediately follow)

Thursday, April 23 at 7:30 – Municipal Facilities and Resources

Mr. Wood agreed to write a note addressed to each Chairman of the Commissions inviting a member of the Commission to attend the meetings. Additionally, he suggested that they invite community members; however, each meeting should not exceed 12 people in attendance.

Mr. Wood noted that there would be a final public workshop in the fall to present their findings. He agreed to do a press release to the Voices and Litchfield Times noting the plan for focus group meetings and public workshops.

### **Smart Development Committee**

Georgette Miller presented the Smart Development Study Group's findings to the Commission. She distributed a report of detailed recommendations to the Commission. She explained that their intentions are to encourage better diversity in Town and to keep people in Town who could not otherwise afford to stay.

Ms. Miller explained that they propose additions to Zoning to allow for planned residential developments, multi-family developments and adaptive reuse. Residential development would use one acre lots per house with a maximum square footage and deed restrictions. Proposals would be subject to design review and not visually alien to the Town. Multi-family developments would have three units per acre and include deed restrictions as well. Adaptive reuse would allow for the conversion of existing buildings and would be used within the limits of deed restrictions.

Damien St. James noted that the Smart Growth plan conflicts with Planning Conservation Development. He explained that the problem is not always what the developments look like and sometimes what it does to Town resources. He noted that it would come down to what the residents of the Town want.

Ms. Miller explained that the Study Group felt that they developed suggestions in favor of the common good and attempted to show that this can be an asset to the Town. The Study Group tried to provide examples of the possibilities.

Arlene Kershner questioned whether more services and stores would be required to support the additional population. Ms. Miller noted that the proposed volume would not be that large and the impact not that big.

Barbara Henry commended the Study Group on a good job. She explained that many older people want to be able to stay in Town. The Commission noted that these plans would be subject to Fair Housing laws.

## **COMMUNICATIONS**

The Commission confirmed the receipt of the Zoning and Inland/Wetland Commissions Minutes.

## **ELECTION OF OFFICERS**

Motion by Damien St. James to table the Election of Officers. The motion was seconded by Arlene Kershner and carried unanimously.

Motion by Damien St. James to adjourn at 9:18 PM. The motion was seconded by Arlene Kershner and carried unanimously.

Respectfully submitted,

*Tai Kern*

Tai Kern,  
Secretary

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