

**ROXBURY PLANNING COMMISSION
REGULAR MEETING
MAY 8, 2008
MINUTES**

CALL TO ORDER

Arlene Kershner, Vice Chairman, determined a quorum and called the meeting to order at 8:00 PM.

The members present identified themselves for the record: Arlene Kershner and Ralph Wescott, Regular Members; Joseph Famighette and Harry Ong, Alternate Members.

Motion by Ralph Wescott to move Harry Ong up to be seated for Damien St. James. The motion was seconded by Arlene Kershner and carried unanimously.

Motion by Ralph Wescott to move Joseph Famighette up to be seated for Robert Munson. The motion was seconded by Arlene Kershner and carried unanimously. (Mark Lowe arrived at this time.)

APPROVAL OF MINUTES

Regular Meeting Held April 10, 2008

The minutes of the Regular Meeting held April 10, 2008 were reviewed.

Motion by Joseph Famighette to approve the minutes of the Regular Meeting held April 10, 2008 as presented. The motion was seconded by Mark Lowe and carried. Ralph Wescott and Harry Ong abstained because they were not at that meeting.

Special Meeting Held April 24, 2008

The minutes of the Special Meeting held April 24, 2008 were reviewed.

Motion by Ralph Wescott to approve the minutes of the Special Meeting held April 24, 2008 as presented. The motion was seconded by Arlene Kershner and carried. Joseph Famighette, Mark Lowe and Harry Ong abstained because they were not at the meeting.

OLD BUSINESS

Plan of Conservation and Development

The Board of Selectmen has approved the recommendation of the Planning Commission to hire Christopher Wood, Wood Planning Associates, to work on the update of the Plan of Conservation and Development. Mr. Wood has been contacted to prepare a letter of agreement and scope of work to be submitted to the Board of Selectmen.

NEW BUSINESS

Estate of Marian Skedgell – 245 Painter Hill Road – Lot Line Revision

Mr. Stephan Worobel and Attorney Robert Hanahan were present to describe the application. Mr. Worobel is in the process of purchasing the property located at 245 Painter Hill Road from the Estate of Marian Skedgell. A map of the property was reviewed. Mr. Bruce Haimes has requested to purchase 1.0247 acres from the Estate of

Marian Skedgell to be added to his property located at 251 Painter Hill Road. This will require a lot line revision. Mr. Worobel said that the purpose of the lot line revision was to provide extra buffers and less building on the property.

Motion by Harry Ong to approve the application by the Estate of Marian Skedgell for a lot line revision to the property located at 245 Painter Hill Road and the property of Bruce Haimes located at 251 Painter Hill Road. The former property area located at 245 Painter Hill Road was 4.0376 acres and the new area is 3.0129 acres. The former property area located at 251 Painter Hill Road was 9.8405 acres and the revised area is 10.8652 acres. The motion was seconded by Ralph Wescott and carried unanimously.

Motion by Ralph Wescott to add consideration of a first cut of the property located at 46 Southbury Road by Amy Sullivan to the agenda. The motion was seconded by Harry Ong and carried unanimously.

Amy Sullivan – 46 Southbury Road – First Cut

Kathy Castagnetta from Arthur Howland Associates was present to describe the application. Information was included with the application stating that there have been divisions of the subject parcel since prior to February 5, 1962. A letter from soil scientist, Spencer Myles indicates that there are no wetlands on the property.

The property located at 46 Southbury Road was described as 56.2368 acres. Lot 1 will be 53.0979 acres. Lot 2 will be 3.1388 acres. Each lot has the minimum 250' of road frontage. It was determined by the Commission that no septic report is available yet.

The application was accepted and will be considered at the next meeting of the Planning Commission.

COMMUNICATIONS

Zoning Commission Minutes

The members noted that the proposed amendment to the Zoning Regulations on 4-acre zoning was approved at the last meeting of the Zoning Commission.

Inland/Wetland Commission Minutes

Mark Lowe questioned that there was no application submitted by Dennis McDonald for the barn which was approved by the Inland/Wetland Commission.

Motion by Mark Lowe to adjourn at 8:30 PM. The motion was seconded by Ralph Wescott and carried unanimously.

Respectfully submitted,

Christine M. Giordano,
Planning Administrator

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