

**ROXBURY PLANNING COMMISSION
REGULAR MEETING
JUNE 12, 2008
MINUTES**

CALL TO ORDER

Robert Munson, Chairman, determined a quorum and called the meeting to order at 8:03 PM.

The members present identified themselves for the record: Robert Munson, Ralph Wescott, and Damien St. James, Regular Members; Steve Zaleta and Harry Ong, Alternate Members.

Also Present: Kathy Castagnetta and Brian Neff

Motion by Damien St. James to move Harry Ong and Steve Zaleta up to be seated as Regular Members. The motion was seconded by Ralph Wescott and carried unanimously.

APPROVAL OF MINUTES

The minutes of the Regular Meeting held May 8, 2008 were reviewed.

A motion was made by Harry Ong to approve the minutes of the Regular Meeting held May 8, 2008 as presented. The motion was seconded by Ralph Wescott and carried. Damien St. James and Steve Zaleta were not present at that meeting and therefore abstained.

OLD BUSINESS

Plan of Conservation and Development

Motion by Damien St. James to table the item until later in the meeting. The motion was seconded by Ralph Wescott and carried unanimously.

Amy Sullivan – 46 Southbury Road – First Cut

Kathy Castagnetta, agent for the applicant, was present from Art Howland's office. She indicated for the Commission that Keith Vaughn, RS has reported that the proposed first cut is feasible for a single family dwelling with an engineered on-site subsurface sewage disposal system and water supply well.

Ms. Castagnetta described that the proposed first cut meets the planning regulations and has never been divided since the adoption of subdivision regulations, hence qualifies as a first cut.

Steve Zaleta said that the proposal looks straight forward

Robert Munson questioned the current location of the driveway for the existing dwelling. A portion of the driveway is on the proposed new lot. Ms. Castagnetta reported that the applicant was working to move the driveway onto the lot with the

existing dwelling. Since Route 67 was a state road, the DOT had to approve the site lines for any new driveway.

Robert Munson said that the Commission could not approve the map showing the current driveway location. The Commission would consider the first cut as soon as a new map showing the revised location for the driveway to the existing dwelling was available.

NEW BUSINESS

Motion by Ralph Wescott to add Brian Neff to the agenda for a preliminary discussion of a subdivision for Voytershark on 35 Painter Ridge Road. The motion was seconded by Harry Ong and carried unanimously.

Voytershark – 35 Painter Ridge Road – Subdivision – Preliminary

Discussion

Brian Neff was present as agent for the applicants. A map of the proposed 2-lot subdivision was reviewed. The total property size is 11.64 acres. Proposed Lot No. 1 would be 8.64 acres. Proposed Lot No. 2 would be 3 acres. The proposed conservation easement, which is entirely on Lot No. 1, was reviewed. The proposed subdivision is currently being considered by the Inland/Wetland Commission.

The Commission noted that one three acre subdivision is permitted according to the new four acre Zoning Regulations.

Brian Neff noted that there is no Land Trust property adjacent to the proposed conservation area.

An applicant will be submitted to the Planning Commission when approval has been received from the Inland/Wetland Commission.

Plan of Conservation and Development

It was reported that contracts between Wood Planning Associates and the Town of Roxbury. The members discussed possible meeting schedules with Chris Wood. It was suggested that Plan of Conservation and Development workshops be held prior to the monthly regular meetings. The Commission asked that Christopher Wood be invited to meet with the Commission on August 14th to begin work on the 2009 Plan.

Harry Ong and Steve Zaleta indicated that they will not be able to attend the August meeting.

July Meeting Schedule

Robert Munson told the Commission that the July meeting will be held only if there are any applications to be considered.

Smart Development Committee

Steve Zaleta reported that he received a phone call from Georgette Miller explaining some details of the Smart Development Committee. He said that right now the idea is very preliminary and exploratory.

The First Selectman is interested in working with a committee to assist individuals who want to sell their homes in Roxbury and find housing that would allow them to remain in Roxbury. It was noted that at the recent Board of Selectmen's meeting Russell Dirienzo expressed his opposition to the formation of such a committee.

Barbara Henry has asked for a member of the Planning Commission to join the Smart Development Committee. Steve Zaleta indicated that he would serve as a representative from the Planning Commission.

The members of the Planning Commission agreed that the subject of housing should be a focus of the 2009 Plan of Conservation and Development.

COMMUNICATIONS

Zoning Minutes

It was noted that the Zoning Commission meeting is scheduled for after the Planning Commission this month.

Inland/Wetland Commission Minutes

The minutes of the last Inland/Wetland Commission meeting were reviewed.

OTHER BUSINESS

Damien St. James and Robert Munson said that they would attend the August meeting of the Board of Selectmen as private citizens to discuss the election of Commission members.

Motion by Ralph Wescott to adjourn. The motion was seconded by Steve Zaleta and carried unanimously.

Respectfully submitted,

Christine M. Giordano,
Planning Commission Administrator

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