

**ROXBURY PLANNING COMMISSION
REGULAR MEETING
JULY 09, 2009
MINUTES**

CALL TO ORDER

Robert Munson, Chairman, called the meeting to order at 8:04 PM.

Present: Robert Munson, Arlene Kershner, Damien St. James, and Ralph Wescott, Regular Members; Steve Zaleto and Harry Ong, Alternate Members.
Also Present: Tom Tafuri, Mary Barton, Chris Woods, and Tammy McVey-Camilleri of Voices

APPROVAL OF MINUTES

Motion by Damien St James to approve the minutes of the Regular Meeting held June 11, 2009 as presented. The motion was seconded by Ralph Wescott and carried unanimously.

NEW BUSINESS

Tom Tafuri – 44 Tophet Road – Remove Stone Wall on Scenic Road

Tom Tafuri presented photos to the Commission for their review of the area for the proposed removal of the stone wall. He explained that he would like to remove the wall that is in disrepair, remove tree stumps, clean up the area, and add top soil to plant grass. He noted that he would like to extend the existing rail fence through the area.

Robert Munson reported that he viewed the site and agreed that the stone wall is in disrepair and there is not enough stone to rebuild the wall. The Commission agreed that it is not a salvageable wall and the wall has not been able to be seen from the road since the Scenic Road Ordinance has been in effect.

Motion by Arlene Kershner to approve the application of Tom Tafuri – 44 Tophet Road – Remove Stone Wall on Scenic Road. The motion was seconded by Ralph Wescott and carried unanimously.

Mary Barton, Zoning/Inland Wetland Enforcement Officer

Mary Barton introduced herself to the Planning Commission. She described her background working for the towns of Watertown and Thomaston. She noted that she has been working to help update Zoning Regulations and has made some recommendations regarding lighting and the business zone. She discussed the topic of home enterprise and noted that it is important to try to find a balance with regard to the issue. She recognizes

the importance of home enterprise; however, felt that the town would benefit from trying to limit visibility to prevent signs of commerciality.

Mary Barton reviewed the general process of enforcement. The Commission stressed the importance of universal enforcement. They pointed out issues caused by the lack of universal enforcement in the past.

Mary Barton provided her e-mail address to the Commission and welcomed them to e-mail her with any issues or questions they have in the future.

OLD BUSINESS

Amendments to the Plan of Conservation and Development

The Commission confirmed their receipt of the draft revision of the Plan of Conservation and Development for Chris Woods. Chris Woods explained that this will be reflected as an amendment to the plan.

Steve Zaleta reported that the Selectmen are considering putting the combination of the Planning and Zoning Commissions on the ballot and making them elected positions. The Commission agreed that they would endorse this concept in their Plan of Development. Damien St. James noted that they should provide rationality of these suggestions in clear language. Rationalities would include increased accountability and efficiencies.

Chris Woods suggested setting a goal for open space and discussed the importance of having a goal. He noted that the state goal is 20% and that Roxbury is currently at 17.8%. The Commission agreed that the plan regarding open space should remain as is; "Preserve open space in Roxbury using all available means".

The Commission discussed the Open Space Acquisition Fund and agreed that there are tax base benefits from new houses in Roxbury. Chris Woods explained that traditionally education drives the budget; however, there are .7 school age children per household in Roxbury with high property values.

Robert Munson discussed the importance of retaining and preserving old barns; however, noted that the Town cannot legally prevent a property owner from taking down a barn unless it is in a historic district.

The Commission agreed that the Recreation Commission takes on the responsibility of promoting community spirit. They agreed that an Energy Task Force should promote cost effective solutions and not be guided by special interest groups. The Commission discussed the contradictions between the concepts of upzoning and smart growth.

The Commission agreed that volunteer incentives should be included in the plan. They also agreed that there was no longer a need for a term limit on the Fire Chief position. They noted that the consideration of one way roads should be removed from the plan. Shared driveways should be encouraged where safety or wetland protection is an issue.

Chris Woods distributed an implementation table to the Commission. He explained that if the Commission accepts the revised plan at their August meeting then 65 days from that date they can schedule a public hearing and special meeting with the plan adoption on the agenda. Chris Woods agreed to distribute a copy of the final draft one week before the August meeting.

Motion by Arlene Kershner to adjourn at 9:57 PM. The motion was seconded by Damien St. James and carried unanimously.

Respectfully submitted,

Tai Kern,
Secretary

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