

**ROXBURY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 13, 2008
MINUTES**

CALL TO ORDER

Robert Munson, Chairman, determined a quorum and called the meeting to order at 8:00 PM.

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

Also present: Attorney Greg Cava and Lorraine and Tom O'Connell.

APPROVAL OF MINUTES

The minutes of the Public Hearing held on October 16, 2008 were reviewed.

Motion by Arlene Kershner to approve the minutes of the Public Hearing held on October 16, 2008 as presented. The motion was seconded by Ralph Wescott and carried unanimously.

The minutes of the Regular Meeting held on October 16, 2008 were reviewed.

Motion by Damien St. James to approve the minutes of the Regular Meeting held on October 16, 2008 as presented. The motion was seconded by Ralph Wescott and carried unanimously.

Motion by Robert Munson to add Paul Krieger – 18 Good Hill Lane and Lorraine and Thomas O'Connell – 18 Good Hill Terrace to the agenda for consideration of a lot line revision. The motion was seconded by Arlene Kershner and carried unanimously.

NEW BUSINESS

Paul Krieger – 18 Good Hill Lane and Lorraine and Thomas O'Connell – 18 Good Hill Terrace – Lot Line Revision – Preliminary Discussion

Attorney Greg Cava, acting as representative for Paul Krieger, and Lorraine and Thomas O'Connell were present to explain the application. Attorney Cava explained that there has been a long-standing dispute regarding the water drainage coming off of Good Hill. The Inland Wetland Commission has had numerous discussions on the problem. The parties involved have come up with a solution which involves a land swap. Attorney Cava described the flow of water coming from Mr. Krieger's property, being pushed through the O'Connell's property to reach the wetlands on the neighboring property.

Attorney Cava told the Commission that the Assessor's map for Good Hill Lane was being used to illustrate the property because a survey was not ready yet. The history

of the subdivision was reviewed. Attorney Cava maintained that the drainage issues were not properly addressed when this subdivision was originally approved.

A current proposal before the Inland Wetland Commission will divert the water into a 4" pipe to a natural swale.

Robert Munson said that he did not for see a problem with the proposal. He said that the Commission would need a sign off from the new property owners of the property where the wetlands are that the water is going. The Commission also needs the proper maps for the lot line revision.

Attorney Cava noted that this is not a regulated activity according to the Inland Wetland Commission and that a public hearing is not required. The adjacent property owners are being notified of the next Inland Wetland Commission meeting.

Ralph Wescott emphasized his concern for the individuals who are buying the "Briggs property." Attorney Cava stated that he will send another letter to the new owners advising them of the date and subject of the next Inland Wetland Commission meeting.

Attorney Cava said that Mr. Krieger and Mr. O'Connell are trying to find the best solution to the problem, although it might not be the cheapest way. He reminded the Commission that this is a minor change and doesn't change the acreage or the location of the zoning circle.

The applicants were reminded that a map will be needed for the next meeting.

OLD BUSINESS

Plan of Conservation and Development

Robert Munson reminded the Commission members that their attendance was vital at meetings and workshops in the future since there is much work to be done on the new Plan of Conservation and Development. The participation of all Commission members is an important part of the process.

The new State of Our Town report was circulated. This will be given to members of all Boards and Commissions, sent to Fire and Ambulance Chiefs, and copies will be left at the library and Senior Center.

Chris Wood, planning consultant, is working with Barbara Henry to get a survey on-line. He would like to have another workshop with the Planning Commission in January.

Smart Development Committee

Steve Zaleta explained that the group was started because of the need in Town of varied forms of housing. He helped to explain, along with Toby Goldfarb, to the members Smart Development Committee that any action would have to be done through the Planning and Zoning Commissions.

The Committee is looking for ways to develop smaller units on smaller lots. They would like the language in the next Plan of Conservation and Development to encourage "smart development."

The issue of how to structure the Zoning Regulations to allow a variety of forms of development is being discussed. Some ideas include using special permits or creating special zones.

Robert Munson suggested that the Committee review the Conservation Subdivision Regulations.

Frank and Candace Voytershark 35 Painter Ridge Road – Filing Extension

A letter has been received from Brian Neff, agent for the Voytersharks, requesting an additional 30-day extension of the filing deadline to resolve the conservation easement agreement. It was explained that because there is remains a mortgage on the property, the Town Attorney is working with the Voytershark’s attorney to file a letter on the land records concerning the Town’s rights to the Conservation Easement.

Motion by Damien St. James to grant an additional 30-day extension of the filing deadline for the subdivision of the property located at 35 Painter Ridge Road as requested. The motion was seconded by Ralph Wescott and carried unanimously.

Proposed 2009 Meeting Schedule

The proposed meeting schedule for 2009 was reviewed and accepted as presented.

Motion by Ralph Wescott to adjourn at 9:00 PM. The motion was seconded by Harry Ong 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.