

**ROXBURY PLANNING COMMISSION
REGULAR MEETING
AUGUST 13, 2009
MINUTES**

CALL TO ORDER

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

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

Also Present: Greg Cava, Michelle Nathoo, Chris Woods, Tom O'Connell and Aaron Ferraro.

SEATING OF MEMBERS

Chairman Munson seated Arlene Kershner, Robert Munson and Joseph Famighette for Mark Lowe.

APPROVAL OF MINUTES

Robert Munson reported that Damien St. James noted that the word "rationality" should be replaced with "rational" in the seconded paragraph under Amendments to the Plan of Conservation and Development.

Motion by Robert Munson to approve the minutes of the Regular Meeting held July 9, 2009 as amended. The motion was seconded by Arlene Kershner and carried unanimously.

OLD BUSINESS

Plan of Conservation and Development

Motion by Arlene Kershner to table Old Business to be discussed after New Business. The motion was seconded by Joseph Famighette and carried unanimously.

NEW BUSINESS

Jerry and Andrea Wiant – 46 Southbury Road – Lot Line Revision

Aaron Ferraro of Arthur Howland & Associates reviewed map entitled Lot Line Revision Map dated 8/13/09. He submitted for the record letters from the Soil Scientist, DOT and a Driveway Suitability Letter. He explained that this lot had been previously divided and they are proposing a change to the lot sizes within that division. He noted that the lots would both remain compliant lots with the same frontage.

Motion by Arlene Kershner to approve the application of Jerry and Andrea Wiant – 46 Southbury Road – Lot Line Revision. The motion was seconded by Joseph Famighette and carried unanimously.

Scenic Road Petition – Section of Sentry Hill Road, 10-42

Michelle Nathoo of Sentry Hill Road presented the Commission with the signed petition to have the dirt portion of Sentry Hill Road classified as a Scenic Road. She explained that the road meets the Scenic Road requirements and that the property owners would like the road to be protected under the Scenic Road Ordinance. She confirmed that all the property owners have signed the petition with the exception of Regina Guyer who is currently in Brazil. She noted that Ms. Guyer is in support of the petition and has agreed to sign the petition. Additionally, the house on the corner of Juds Bridge Road is on the market and they do not have the signature of current owner.

The Commission agreed to schedule a Public Hearing at 7:30 P.M. on September 10th regarding this matter. A Notice will be placed in the newspaper regarding the hearing.

O’Connell/Krieger- Lot Line Revision- 18 Good Hill Terrace

Greg Cava reviewed map entitled Lot Line Revision Map dated 8/12/09 with the Commission. He explained that this lot line revision is not to create new lots. It is merely to install drainage. Robert Munson confirmed that the ZEO’s letter of compliance was in the file.

Greg Cava explained that all adjoining or possibly affected property owners were notified of the plan via Certified Mail as part of the Wetlands proceedings. The Commission noted their concern that the adjoining property was aware of the activity. Mr. Cava noted that Mrs. Barbarlato signed the certified mail receipt confirming their notification. Mr. Calabrese was the only neighbor with an issue and the only neighbor who may have been impacted. Mr. Cava explained that Calabrese, O’Connell and Krieger all signed off on the Wetlands Plan.

Motion by Arlene Kershner to approve the application of O’Connell/Krieger- Lot Line Revision- 18 Good Hill Terrace. The motion was seconded by Joseph Famighette and carried unanimously.

Amendment to Zoning Regulations – Section 5.3.1.i: Electrical Supply Meter Pod/Utility Box

Robert Munson distributed copies of the following proposed amendment to the Zoning Regulations for the review of the Commission:

Section 5.3.1.i: Any Electrical Supply Meter Pod and/or Utility Box located within the 50’ (fifty-foot) front setback must be screened from view of any road on which the property fronts. The screening must be of natural type (i.e.) evergreen trees or shrubs that will not lose their effectiveness throughout the year.

Arlene Kershner noted that she felt that this kind of screening would be an asset and she would be in favor of the amendment. Robert Munson noted that he did not object to the amendment. Joseph Famighette felt this was an appropriate way to deal with an unfortunate circumstance.

Telecommunication Towers:

Transylvania Road – Roxbury
Perkins Road – Southbury

The Commission confirmed the receipt of AT&T's Application for Certification of Environmental Compatibility & Public Need to the Connecticut Siting Council for Perkins Road in Southbury.

OLD BUSINESS

Plan of Conservation and Development

Chris Woods reported that the Plan of Conservation and Development has been revised to reflect what had been discussed at their last meeting. Additionally, findings of consistencies with the State Plan, the Regional Plan, and Statutory Guidelines were included in the Plan as required. He reported that there were no inconsistencies found.

An implementation table is included in the plan. He explained that the Plan can be amended and is meant to be used for ongoing monitoring overtime.

Robert Munson asked that on page 23 under "Update Road Standards" one-way roads be removed. Also, on page 24 under "Wellers Bridge" one-way road should be removed. He explained that nobody has ever been in favor of doing this.

At 8:27 p.m. Damien St. James was seated.

Chris Woods noted that the previous plan was implemented very well and he feels the new plan has a good focus set of objectives. He explained that ultimately the Plan will be on the Town website; RoxburyCT.com. He will look into getting the maps posted on the website as well; however, there will be a cost to keep them up to date.

Motion by Joseph Famighette to refer the draft 2009 Amendment of Roxbury Plan of Conservation and Development pursuant to CGS Section 8-23 to the BOS, Regional Planning Agency, and the Town Clerk. The motion was seconded by Arlene Kershner and carried unanimously.

Motion by Arlene Kershner to schedule a Public Hearing on November 12, 2009 at 7:30 P.M. regarding the 2009 Amendment of Roxbury Plan of Conservation and Development. The motion was seconded by Joseph Famighette and carried unanimously.

COMMUNICATIONS

Special Meeting – Monday, August 17, 2009 – 7:30 PM – Combining Planning and Zoning Commissions

Robert Munson reminded the Commission of the Special Meeting of the BOS on August 17th to discuss combining the Planning and Zoning Commissions. Arlene Kershner explained that she will be out of town. Damien St. James noted that he would be late.

Zoning Commission Minutes

Inland Wetland Commission Minutes

Motion by Robert Munson to adjourn at 8:48 P.M. The motion was seconded by Joseph Famighette 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.