

**ROXBURY PLANNING COMMISSION  
REGULAR MEETING  
JUNE 11, 2009  
MINUTES**

**CALL TO ORDER**

Robert Munson, Chairman, determined a quorum and called the meeting to order at 8:05 PM.

The members identified themselves for the record: Robert Munson, Arlene Kershner, Ralph Wescott and Damien St. James, Regular Members; Joseph Famighetti, Alternate Member.

Motion by Damien St. James to move Joseph Famighetti up to be seated as a regular member. The motion was seconded by Ralph Wescott and carried unanimously.

It was announced that Ralph Wescott and Mark Lowe were not going to seek re-election to the Planning Commission.

**APPROVAL OF MINUTES**

**Regular Meeting Held April 2, 2009**

The minutes of the Regular Meeting held April 2, 2009 were reviewed.

Motion by Arlene Kershner to approve the minutes of the Regular Meeting held April 2, 2009 as presented. The motion was seconded by Ralph Wescott and carried unanimously.

**Special Meeting Held April 2, 2009**

The minutes of the Special Meeting held April 2, 2009 were reviewed.

Motion by Arlene Kershner to approve the minutes of the Special Meeting held April 2, 2009 as presented. The motion was seconded by Ralph Wescott and carried unanimously.

**Special Meeting Held April 23, 2009**

The minutes of the Special Meeting held April 23, 2009 were reviewed.

Motion by Arlene Kershner to approve the minutes of the Special Meeting held April 23, 2009 as presented. The motion was seconded by Ralph Wescott and carried unanimously.

**OLD BUSINESS**

**Plan of Conservation and Development**

Robert Munson told the Commission that the focus group meetings were over. There was a workshop held May 27<sup>th</sup> and there may be one more workshop.

Damien St. James said that he thought it was important for the Plan of Conservation and Development to include a statement recommending the combination of

the Planning and Zoning Commissions. Some of the reasons for having a combined P&Z include:

- Greater efficiency with the land use process
- Reduce associated costs for the Town
- Reduce associated costs for the applicant
- Expedite the approval/denial process.
- Reduce the number of volunteers needed

Joseph Famighetti said that he was also in favor of a combined Planning and Zoning Commission plus the new Plan of Conservation and Development should include the election of all Commission and Board members. He felt that the members of the boards and commissions in Roxbury who have that much influence in Town should have accountability to the public. This would allow more participatory government and would eliminate accountability from resting with the Board of Selectmen.

Robert Munson said that it has been his experience in Kent that a combined P&Z makes the permit process easier and allows the applicant to attend one meeting. He said that the Planning Commission as it currently exists in Roxbury is more of a rubber stamp and not a real system of checks and balances.

Joseph Famighetti said that you can't enforce any inconsistency with the Plan.

Damien St. James said that the Commission can't know what the Town will look like ten years from now. People want the Zoning Regulations enforced.

**Peter Mygatt – Ranney Meadows Subdivision – 36 Ranney Hill Road – 6 Lot Subdivision/44.13 acres**

Motion by Damien St. James to grant a 90-day extension of the filing deadline for the 6-lot subdivision located at 36 Ranney Hill Road. The motion was seconded by Ralph Wescott and carried unanimously.

**NEW BUSINESS**

**Lighting Regulations**

The Commission reviewed lighting regulations which have been adopted by the Towns of Ridgefield and Washington.

Ralph Wescott said that Roxbury should get something in place and that this going to be a hot topic.

Robert Munson said that he was concerned that lighting should not infringe on anyone's neighbors. However, he also said that there should not be more enforcement than is necessary.

It was noted that the lighting on Town Hall and at town parks is facing down.

Ralph Wescott volunteered to review the regulations sent by Chris Wood and write a general guide for the Commission to consider including in the Plan.

The Commission agreed that Section 12.15 provided a good summary of all that should be stated. Arlene Kershner said that she would like to see lighting guidelines put in the zoning regulations.

Joseph Famighetti said that Section 12.15.9 of the Washington lighting regulations provided non-binding guidelines and recommendations.

## COMMUNICATONS

### Zoning Minutes

The minutes of recent Zoning Commission meetings were reviewed by the Planning Commission members.

Joseph Famighetti commented on the minutes of the Zoning Commission meeting held April 13, 2009. He said that the Stuart/60 Baker Road – Application for Food Concession Truck next to Maime’s was a prime example that fits the argument for combining Planning and Zoning. In a case like this, the application would never come before the Planning Commission and it is not right for the Planning Commission to have no say. He questioned the right of Mr. Goldfarb to tell the Stuart’s “If that gives the applicant enough comfort, they could order the truck.” Also he wondered if everyone realized that the bathroom facilities would be a port-a-potty.

Damien St. James noted that there are no provisions in the Zoning Regulations for an overnight business.

Arlene Kershner said that there was an inconsistency in Town between the Planning Commission and Zoning Commission regulations and enforcement.

The Planning Commission would like to invite Mary Barton, the new Zoning Enforcement Officer, to attend the next Planning Commission meeting.

Motion by Damien St. James to adjourn at 8:45 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.*