

**ROXBURY ZONING BOARD OF APPEALS  
PUBLIC HEARING  
JUNE 19, 2008  
MINUTES**

**PJ3 Partners – 12 Town Line Road**

**CALL TO ORDER**

Molly Wright, Chairman, determined a quorum and called the meeting to order.

The members present identified themselves for the record: Mary Wright, Stanley Mongin, Judith Kelly, Nanette Falkenberg and Thomas Zaleta.

Also present: Tammy Zinick

**LEGAL NOTICE**

“The Roxbury Zoning Board of Appeals will hold a Public Hearing on Thursday, June 19, 2008 at 7:30 PM at Roxbury Town Hall to consider the following: Application of PJ3 Partners, Case File 306, for a variance to the Zoning Regulations: a) For a change of use to create a one bedroom apartment in the upper level of the existing barn structure and b) Reconstruct the silos on the property located a 12 Town Line Road, Roxbury, CT. At this hearing interested persons may be present and heard and written communications will be accepted. A copy of this application is on file with the Town Clerk, Roxbury, CT. Mary Wright, Chairman, 6/3/2008.”

**APPLICATION**

Tammy Zinick, agent for the applicant, thanked the Board for granting the request to withdraw the previous application and accepting the current one.

A site analysis map by Michael Alex showing a 300 foot dead restriction and the wetland setback lines was reviewed. It was stated that the Fairfield County Hounds have an easement to cross a section of the property. The septic area for the main house was shown. The proposed septic area for the barn if allowed was reviewed. The approved site for a tennis court was shown on the property map.

Ms. Zinick stated that because of the easements and wetlands that the barn provides the best site for an apartment on the property. She said that another building in the rear of the property does not provide security.

Tom Zaleta said that the Zoning Board of Appeals has to review the application as site specific but each circumstance is different.

Ms. Zinick said that the applicant would like to preserve the barn and not have to build another structure. She asked if the Board would consider allowing applicant to rebuild the silo if the barn was kept as a garage with the second floor for storage.

The Public Hearing was closed.

Respectfully submitted,

Christine M. Giordano,  
Land Use Administrator

