

**ROXBURY ZONING BOARD OF APPEALS
PUBLIC HEARING
MARCH 26, 2009
MINUTES**

CALL TO ORDER

Mary Wright, Chairman, called the meeting to order at 7:35 p.m.

IDENTIFICATION OF MEMBERS

Members Present: Mary Wright, Stanley Mongin, Tom Zaleta, William Davies

Member Absent: Jean O'Reilly,

Alternates Present: Judith Kelly, Nanette Falkenberg

Alternate Absent: Margaret Minor

Others Present: Howard and Cathleen Bronson, Aaron Mirochine.

Ms. Wright seated Alternate, Judith Kelly, as a regular member.

PUBLIC NOTICE

The Legal Notice published in the Voices March 18 and March 22 was read for the record:

The Roxbury Zoning Board of Appeals will hold a Public Hearing on Thursday, March 26, 2009 at 7:30 PM at Roxbury Town Hall to consider the following:

1. Application of Howard Bronson, Case File No, 311 for a variance to the Zoning Regulations due to non-conformity with the zoning requirements for the proposed addition to the farm stand located at 57 Church Street, Roxbury, CT.
2. Application of Aaron Mirochine, Case File No. 312 for a variance to the Zoning Requirements due to non-conformity with the setback requirements for the proposed detached garage located at 16 Church Street, Roxbury, CT.

NEW BUSINESS

Howard Bronson-57 Church Street – Addition to Farm Stand

Mr. Bronson explained that their proposal is to add 8 feet to their sales area. He confirmed that they have notified all adjoining property owners via certified mail and submitted return receipts for the record. He noted that all his neighbors have been very supportive of this proposal.

A sketch was not available; however, Mr. Bronson described proposed addition noting that the farm stand will look the same and that the addition will not be visible from the road. Mr. Bronson confirmed that he has a Wetlands Permit for this activity.

A motion was made by Mr. Davies to close the public hearing of Howard Bronson- 57 Church Street – Addition to Farm Stand. The motion was seconded by Mr. Mongin and carried unanimously.

The Board agreed that they should encourage farms and that this proposed activity would not show from the road.

A motion was made by Mr. Davies to approve the application of Howard Bronson-57 Church Street – Addition to Farm Stand. The motion was seconded by Mr. Mongin and carried unanimously.

Mr. Mongin noted the reason for his approval was because the proposed activity is minor, it is hidden from the road, will promote agriculture and the community will benefit. Ms. Wright noted the same reasons as Mr. Mongin and added that it is something that she feels the applicants need. Mr. Zaleta agreed that the addition would not be visible and that it would benefit the Town of Roxbury. Mr. Davies noted that he feels they should support their local farmers. Ms. Kelly agreed with all the reasons given.

Aaron Mirochine-16 Church Street – Detached Garage

Mr. Mirochine explained that his proposal for a 2 bay rustic barn style garage does not meet the 30 foot setback required. He noted that the existing one car garage is slated for demolition. The existing garage is in a state of disrepair and cannot be salvaged. He noted that the proposed garage will be built in the same area and as close to the lot line as before; however, will be more aesthetically pleasing.

Mr. Mirochine submitted certified mail track and confirm receipts from notices sent to both neighbors. He has spoken with the neighbors and they are in favor of the project. He confirmed that he has received approval from the Historic Commission.

A motion was made by Mr. Mongin to close the public hearing of Aaron Mirochine-16 Church Street – Detached Garage. The motion was seconded by Ms. Kelly and carried unanimously.

The Board agreed that the proposed garage is aesthetically pleasing and is far enough back on the property. It was noted that the new garage would be an improvement and that it has approval of the Historical Commission.

A motion was made by Ms. Kelly to approve the application of Aaron Mirochine-16 Church Street – Detached Garage. The motion was seconded by Mr. Davies and carried unanimously.

Mr. Mongin noted that he agreed with the previous reasons given for this approval. Ms. Wright agreed with reasons given and added that the area does not allow for conformance. Mr. Zaleta agreed and noted that this activity will improve the neighbor's view. Mr. Davies agreed that they would be replacing a derelict building with something that will be aesthetically pleasing within the historic district of town.

A motion was made by Ms. Wright to adjourn at 8:02 p.m. The motion was seconded by Mr. Mongin and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern,
Secretary

These minutes are not considered official until approved at the next Meeting of the Roxbury Zoning Board of Appeals.