

**ROXBURY ZONING COMMISSION  
ROXBURY, CONNECTICUT 06783**

**Public Hearing  
Monday, August 10, 2009**

**MINUTES**

**Members Present:** Robert Falconer, James Conway, Gary Coburn, Elaine Urban and Mary Elizabeth Peck

**Alternates Present:** Stewart Kellerman and William Weed

**Others Present:** Mr. & Mrs. Stuart, Atty. Tracy, Mr. & Mrs. Holroyd, Ms. David,

**Staff Present:** Mary Barton and Karen Eddy

**Call to Order:** Chairman Robert Falconer called the Public Hearing to order at 7:30 p.m.

**Seating of Members:** Chairman Falconer seated members Falconer, Conway, Coburn, Urban and Peck.

**Application by Timothy and Michelle Stuart for a Special Permit to operate a Bed and Breakfast at 160 Baker Road in Roxbury's Commercial District**

**Legal Notice:** Chairman Falconer read the legal notice of the Public Hearing that appeared in Voices on July 29 and August 5, 2009.

Mrs. Stuart explained that she would like to open a bed and breakfast utilizing two empty bedrooms in one wing of her home. The check-in hours would be from 4-11 p.m. and only breakfast would be served. Mrs. Barton noted that all the requirements of Section 4 had been met including parking for three cars, room size, bathroom and septic system. She explained that the Health Department would require a sign stating that only breakfast would be served. Mrs. Barton noted that the applicant has agreed that the lighted sign would not exceed 2' x 2' and would be turned off by 11 p.m. She also noted that the neighboring landowners had not been notified, but explained that the Public Hearing could be continued to give the applicant time to do so before the next meeting. Mr. Falconer asked the applicant to notify all abutting property owners by certified mail. Mrs. Stuart noted that guests would also have use of a parlor area for TV viewing and relaxing.

**MOTION:** To continue the public hearing on September 14, 2009 at 7:30 p.m. **MOTION BY:** James Conway, seconded by Elaine Urban. Motion approved unanimously.

Respectfully submitted,

*Karen Eddy*

Karen Eddy

Land Use Administrator

Cc: Barbara Henry, Peter Hurlbut, Robert Munson, Russell Dirienzo, Gary Steinman,  
Gail McTaggart

**These minutes are not considered official until approved by the Zoning Commission.**