

Wednesday, Nov. 16, 2016

Roxbury Town Planning Board Meeting

Present: Rob Cole, Dave Cowan, Joe Farleigh, Brad Zambri, Jill Ribich: Secretary/ Alternate, Phil Zorda: Chairman and Nicole Franzese from DC Planning Board.

Absent: Jean Stone, Ed Hinkley

7:35 Meeting called to order by Chairman Phil Zorda

Motion to approve October Minutes by Dave Cowan, second by Rob Cole, all in favor.

New Business:

Parcel #221.-1-2

David Purchell and his two brothers want to subdivide this 204 acre parcel back into the three original parcels. The parcels were combined in the past by his father. They are asking if it was necessary to survey the entire property and gave the Board several reasons why they did not think it was necessary. There was much discussion about this issue, but the Board stated that our regulation requires a full survey when a property is subdivided and is not something which is ever waived. The Board also explained that even though there were three parcels originally, a re-division of the combined property would need to follow our subdivision regulation including soils testing.

Parcel #36.-1-10.1

Rob Allison presented maps of a proposed two lot subdivision of a 48.5 acre parcel owned by the Daniel G. Rikard Living Trust.

Soils will be done by the December meeting.

Motion to send to County for 239 review by Joe Farleigh, seconded by Dave Cowan. All in favor.

Motion to classify as a minor subdivision made by Dave Cowan, seconded by Rob Cole, all in favor.

Fee of \$60 paid by check.

Motion for public meeting on December 21 by Joe Farleigh, seconded by Brad Zambri. All in favor.

Old Business:

None

Other Business

Jill Ribich informed the board that she is stepping down as secretary and alternate of the Roxbury Town Planning Board effective Jan. 1, 2017.

8:31 PM: Motion to adjourn by Jill Ribich, seconded by Phil Zambri, all in favor.