

Town of Roxbury  
Planning Board Minutes  
1 March 2017

Present: Amy Bodwell, Gerry Davis, Glenn Mallet, Josh Hicks, Don Tardiff,  
Marika Stuhlsatz  
Absent: Chip Drogue

Guests: Dan Corley, attorney, Erica Schultz, Alan Klotzbier, Maureen Schultz  
The meeting was called to order at 7:03pm

The minutes were read and approved.

Gerry reported that he has not heard from the Baybutts regarding the conditions outlined for the amended plan approval. Amy will contact them to see when we can expect the signed emergency plan and that signs have been installed.

Dan Corley presented plans from Alan Klotzbier for a lot line adjustment to create building lots for two houses on two of three lots he plans to purchase from the Schultzes. From the drawings presented, there appears to be a class VI road leading to the properties. It is unclear if this is registered class VI road or not. The plans indicate that the lot sizes are appropriate as both exceed 5 acres but do not appear to have 400ft of frontage on the road.

It was explained that if appropriate road frontage is available, it must front a class V road per Roxbury subdivision regulations. Thus the road running to the properties would need to be upgraded to a Class V. Alan Klotsbier explained that he has done some upgrading of the road and would assume responsibility for road maintenance. The road leading to the properties is described as an easement from the City of Keene abutting lot on the Shultz's deed for woodlot access. This easement does not allow for any buildings, only woodland, horticultural, and recreational endeavors. They have not spoken to the City to discuss changes.

All three lots are in current use and Mr. Klotsbier understands that there is a cost to removing the lots from current use and converting to permissible building lots if this moves forward.

Erica Schultz stated that in 2005 or 2006, she spoke with a Roxbury selectman that told her the lots were building lots. The PB will review past records to see if we can validate the status of the lots.

The PB recommended they consider requesting only one building lot as it might meet the requirements if at least 400 feet of town road frontage is present. Alan Klotsbier felt that running electricity that far for one house might not be feasible.

The road access and type remains in question.

The PB received a copy of the deed and will review. Alan Klotsbier and Dan Corley will take the plans, review and make adjustments. They asked to return for the April meeting for further discussion.

In briefly reviewing the Shultz's deed, it states that "lots 4,-12 are to be conveyed as woodlots subject to condition that they do not have frontage on a town maintained road". It is unclear as to which of above stated lots are being considered for building sites.

The board also reviewed the map for clarification of property lines and roads.

There appear to be two unnamed roads on the presented plans. It is unclear how these roads intersect with the properties. The board will meet to walk the roads to gain better insights into the road conditions and lot access.

The meeting was adjourned at 8:50pm

Respectfully submitted  
Amy Bodwell