

Town of Roxbury  
Planning Board Minutes  
4 November 2015

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

Absent: Glenn Mallet

Meeting called to order at 7:00pm

Josh asked whether the Planning Board has any role in the rental policy of the Town Hall. He heard the selectmen were working on a new policy requiring residents to purchase their own insurance when they rent the space. Apparently the town's insurance company told them renters needed to purchase their own insurance. Josh suggested and the board agreed, that the selectmen look into purchasing an umbrella policy. Costs are not that high for them and it would enable the town to continue to rent to the community without residents going through the difficulties of one time insurance. The board felt that making residents get insurance would be a disincentive and people would stop using the hall. That would be a shame, as it is a great space. Additionally, it was suggested that a form be attached that all renters signed that states any damage or liability beyond the scope of the town's insurance is the responsibility of the renter. The town could charge a bit more to cover any insurance costs.

We discussed the Site Plan Regulations as a question arose regarding an apparent expiration date on Granite Gorge's Site Plan. Amy spoke with an attorney at LGC who stated site plans do not expire, they can be modified and amended then approved and that amendment sent to Register of Deeds. All Site Plans and amendments must be registered with Register of Deeds. Don said that during the original approval process, Granite Gorge said they would build in phases and perhaps that's where the expiration date comes from. LGC said that a site plan can be revoked for non compliance or violations. It was mentioned that some of their non-skiing activities and events may not be in line with current town zoning ordinances although they do get permits for them. The Planning Board feels that moving forward the word "phasing" should not be use. The 2003 Site Plan is registered and is the official document. It can be amended as Granite Gorge needs, as long as they get approval for any building or alterations.

It was also mentioned that the parking lot lights at Granite Gorge are not working and it creates a potential danger to people arriving and leaving after dark. It was suggested that the selectmen approach Granite Gorge about the lighting issue and that safety lights should be illuminated during events or after dark when people are at the site. Additionally, Amy noted that on a visit to Granite Gorge recently, the bridge extension, which was approved 2 years ago, has not been completed (it has been started) and ski season starts soon. The selectmen

should mention that to Granite Gorge when discussing the lighting issue.

On the issue of lighting, The PB suggested that the town put better lighting in the town parking lot. It is very dangerous walking to your car after dark. It was suggested the town talk to an electrician for best solutions. Solar may be one way to have lights without adding power.

The Conservation Commission will be placed on the 2016 town warrant. Amy will check to see if a public hearing is needed.

Josh updated the Board on the website. He has corrected many of the names and will get more updates from Robin to keep it accurate. He also posting minutes from the Selectmen and PB and keeping the calendar up to date. When searching, it is often necessary to scroll down to find items. Thanks Josh!!!

Amy will follow up with Ken Buffum regarding the timeline and costs for the roads CIP per request of Selectmen.

Meeting adjourned at 8:20pm

Respectfully Submitted  
Amy Bodwell, Chair

Things to do:  
Review Site Plan regulations for errors and updates  
Write warrant for CC