

# 2020 Roxbury Town Plan



*Adopted: February 13, 2020*

*Effective: March 1, 2020*

# 2020 Roxbury Town Plan of Conservation & Development

## *Acknowledgements*

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### **Planning & Technical Assistance was provided by:**

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We would also like to thank all of the Roxbury residents that responded to our Town Plan update resident input survey or attended one of the three planning forums that informed this Plan update.

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# Why Plan?



**We love Roxbury.** What we saw during the development of this Plan of Conservation & Development (POCD) update is how much our fellow residents do too. We want everything we love about Roxbury to stay the same. Whether we like it or not change happens every day for better or for worse and much of it is beyond our control (state taxes, the weather) but some of it is within our control. A POCD is about trying to manage the changes we can control.

Every ten years we are required to take a step back from the everyday life of a town and ask- where, as a town, do we want to be ten years from now? And do we have the policies, regulations, and budget in place to get there? This was the Planning Commission's job during the Town Plan of Conservation & Development update process we have just completed. This is not an easy job for the following reasons: 1) while most residents who participated in the plan update process agree generally on the overarching goals as presented in this POCD update, not all town residents feel the same about how to get there and 2) though we invited every town resident to participate in this POCD update process over the last year, we did not hear from everyone and not everyone is equally vocal about their opinions. This POCD update reflects the policies and action steps that residents who participated in the process wanted the town to explore over the coming years to meet the following agreed upon goals:

1. Attract and retain young families;
2. Sustain our historic, rural character and protect our natural resources;
3. Support our farms and local businesses;
4. Meet the needs of our seniors;
5. Recruit and retain the volunteers we rely on; and
6. Promote sustainability efforts.

**This Plan is a guidance document.** We hope that the town's boards, commissions, and non-profit organizations will use it to help inform their decisions on policy, budget, and regulation. We hope they will, as the designated "lead" commission/organization on each action, consider these proposed actions as they are in the best position to weigh the specific costs and benefits of each action and decide how to move forward to meet the goals listed above. We plan to revisit the actions suggested in this Plan at least once a year, to celebrate what we have accomplished, change tactics where necessary, and make priorities for the actions we will attempt to address in the coming year.

**We want to thank all of the residents who participated** in the Plan update process by taking the survey and coming to meetings to provide their input. We also want to thank all of the volunteers on the boards, commissions, and organizations that will consider the actions suggested in this plan. One of Roxbury's greatest assets are its residents and volunteers, together we can meet our goals and be an even prouder Roxbury in 2030.

Sincerely,

Roxbury Planning Commission



# Introduction

The **Purpose** of this Town Plan of Conservation & Development is to guide and inform decisions that Roxbury's town boards and commissions make over the next 10 years based on a set of goals that have been developed through input from Roxbury residents. The goals and actions laid out in this Plan will help the town address the challenges and opportunities that Roxbury residents are most concerned about in a strategic and coordinated way.

The goals and actions presented in this plan were informed by the following **process**:

- Demographic, economic, and land use **data and trends analysis** (see following page);
- Resident Input **Survey** conducted in May 2019 with responses from 567 residents;
- Four **public input forums**:  
June 13, 2019 forum on "Attracting new residents, creating housing options, and preserving rural character";  
July 11, 2019 forum on "Supporting small businesses, farms, tele-commuting, and economic development";  
September 27, 2019 forum on "Celebrate Roxbury! Planning for Our Future"  
January 23, 2020 Public hearing for adoption



**LEGEND:**  
**Town Organizations & Partners in POCD Implementation**

<b>BOS</b>	Board of Selectmen
<b>BOF</b>	Board of Finance
<b>CC</b>	Conservation Commission
<b>HDC</b>	Historic District Commission
<b>PC</b>	Planning Commission
<b>NHCOG</b>	Northwest Hills Council of Governments
<b>RLT</b>	Roxbury Land Trust
<b>SC</b>	Roxbury Senior Center
<b>WC</b>	Wetlands Commission
<b>ZC</b>	Zoning Commission

# Current Conditions & Trends

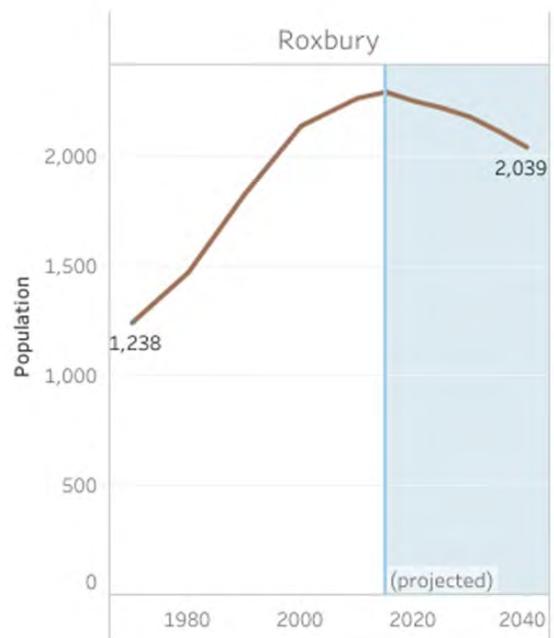
## Population & Demographic trends:

Roxbury has approximately 2,170 residents living in 920 households.

- 550 residents are estimated to be over 65 yrs old (25% of residents)
- 466 residents are estimated to be under 19 yrs old (21 % of residents)

Over the last 7 years (2010-2017) the town saw a net loss of 90 residents. It is projected by the Connecticut State Data Center that the town's population could decline by 75 additional residents over the next 10 year period (2020-2030) the period covered by this Plan update. Like its neighboring towns, the segment of Roxbury's residents that are over 65 yrs will increase while the number of school aged children is projected to decline slightly or remain flat. This trend is similar in almost all Litchfield County towns.

There is a significant "seasonal/part-time" population in Roxbury as 17% of its housing units are considered vacant for "seasonal, recreational, or occasional use." This population has an affect on housing prices and values, demand for town services, and volunteer resources.



## Jobs & Income:

According to the CT Dept of labor there were 332 people employed in Roxbury in 2017, employed by 89 employers. In 2007, there were 302 employed at 98 employers.

- 88% of residents commute out of Roxbury to work
- 28% of workers in Roxbury are "self employed", 7% of workers "work from home" (ASC estimate, may be low)
- Roxbury's median household income in 2017 was \$119,167. At the same time, 155 households (17% of all households) in Roxbury are earning under \$50,000 (this includes social security and retirement income).

## Housing:

- Roxbury does not have a diverse range of housing options available to its residents. 97% of Roxbury's homes are single-family homes. (Only 31 units of housing are considered "multi-family = 2+units per structure.)
- There is very little rental housing available in town (Renters live in 11% of Roxbury's housing stock compared to 20% in Litchfield County and 30% in Connecticut.)
- Roxbury has 22 units of affordable housing (as defined by the State) which is 1.9% of all units. Towns are encouraged to have 10% of their housing stock available at prices/rents affordable to families at 80% AMI. (\$77,000 for a family of 4)
- Over the last 10-year period (2007-2017) there has been an average of 2 housing permits/yr.

## Land Use:

- 19% of Roxbury's land (3,252 acres) is permanently protected from development.
- The amount of land that is actively being farmed (as classified by the Public Act 490 Program) has increased over the past 10 years from 717 acres in 2009 to 978 acres in 2019.
- The amount of land that is certified as forest land (as classified by the Public Act 490 Program) has increased over the past 10 years from 1,009 in 2009 to 3,667 in 2019. The land classified under this program as Open Space has also increased from 33 acres (2009) to 1333 acres (2019).

# The Action Plan



**Goal: Attract and retain young families in Roxbury. Continue to provide high quality educational and recreational resources to our young residents.**

**Benchmark:** Attract 25 (net) new families to Roxbury over the next 10 years.

ACTION	LEAD	PARTNERS
Conduct a <b>marketing campaign</b> - get the word out about Roxbury's assets including its low property tax rate, good school with small class sizes & STEM program, and recreational opportunities.	BOS	
Change zoning to allow <b>smaller lot sizes</b> to diversify housing types; Allow a lower minimum lot size with smaller homes on them.*	ZC	
Enable the development of homes on smaller lot sizes and allow developments of 8-10 homes on a site to create additional housing choices for young families and/or seniors. *	PC	ZC
Improve the <b>telecommunications infrastructure</b> including affordable high speed internet and cell phone coverage.	BOS	NHCOG, Northwest Connect
Conduct outreach to residents about opportunities for <b>accessory apartments or buildings</b> on their property that could be rented. Address any zoning barriers that may be identified. Encourage year-around rentals of these properties.	PC	ZC
Continue outreach about community <b>events</b> including <b>e-blasts</b> to residents. Invite/remind residents to join the email list on a regular basis. Link to the regional events website.	BOS	NHCOG
Support and promote <b>library services</b> and encourage new families and current residents to get a library card.	BOS	Library Board
Maintain and continue to improve <b>town parks and recreation areas</b> ; including the possible revitalization of the Town Pond as a swimming area.	Parks & Rec.	CC, RLT

\* The requirement for onsite water and sewer, the presence of ledge and wetlands will naturally constrain the number of sites that will be able to accommodate this type of development. A map could be created which would show these constraints and identify possible parcels that could accommodate this.



## Goal 2: Sustain our Historic, Rural Town Character & Protect our Natural Resources

The private, non-profit Roxbury Land Trust manages 30 miles of trails and over 3,675 acres of conserved land. 19% of land in Roxbury is permanently protected from development.

**Goal:** Protect priority farmland, forests, wetlands, and wildlife corridors.

**Policies:** Protect priority open space and wildlife corridors. Preserve agricultural land. Protect ridgelines and Scenic views; discourage development on steep slopes. Protect water quality. Protect the town's Historic District and rural character.

**Benchmark:** Protect 100 additional acres of priority open space over the next 10 years.

ACTION	LEAD	PARTNERS
Utilize the Town Facebook page, town website, and email blasts to post notices about <b>educational programming available</b> to residents and business owners about actions they can take to protect the environment and watershed health.	CC	BOS
Carry out actions to try to <b>reduce speeding and noise</b> from vehicles traveling through the town center and on local roads.	BOS	NHCOG
Map <b>wildlife corridors</b> and work to protect lands within the corridors.	PC	HVA, ZC, RLT
Encourage the preservation of Roxbury's <b>historic homes and barns</b> .	HDC	
Develop a " <b>best practices</b> " guide to protect natural resources and sustain rural character.	CC	WC, BOS, PC
Keep the list of <b>town owned open space easements</b> updated; create a system to monitor and manage these easements. Maintain open meadows and fields on these properties to retain scenic qualities and/or agricultural potential.	CC	BOS
Support the ongoing efforts of the <b>Roxbury Land Trust</b> to manage their open space and to acquire additional priority open space. Continue to build the open space acquisition fund.	BOF	RLT
Consider developing & adopting a " <b>Low Impact Sustainable Development and Stormwater Management Design Manual</b> " (ex. Town of Morris, CT) to address adverse impacts of development on natural resources and water quality.	PC	ZC
Cooperate with efforts by the Roxbury Land Trust and others to <b>sustain working agricultural lands</b> .	CC	RLT
Continue to look for new zoning tools that can <b>protect ridgelines and scenic views</b> ; adopt as needed.	ZC	



## Goal 3: Support our Farms and Local Businesses

Roxbury has 978 acres that are being actively farmed (as classified by the PA 490 Program). Roxbury has approximately 40 local businesses listed in the Roxbury Business Directory (2019/2020).

**Policies:** Support the viability of farm businesses. Support and encourage home based businesses and residents that work remotely (tele-commute). Attract more entrepreneurs to start small businesses in Roxbury.

**Benchmark:** Add 10 new local businesses (home based or in commercial zone) over the next 10 years.

ACTION	LEAD	PARTNERS
Work to ensure that small businesses and residents who want to work from home have the <b>high-speed broadband and cell reception</b> they need.	BOS	NHCOG, Northwest ConneCT
Consider zoning changes that would <b>support the existing small businesses in the town center</b> area (Ranney Hill Rd. to Roxbury garage) including Roxbury Market and Roxbury Garage. Currently zoning does not allow these businesses to expand or rebuild. This constrains the ability for these businesses to remain viable. This plan does not support zoning changes that would allow chain or franchise businesses to locate in Roxbury.	ZC	PC, HDC
Consider creating a <b>community meeting space and/or co-working space</b> ; shared office space with copier; possible business incubator space; could host pop-up events/businesses ("Community HUB concept"). Survey residents about the need for this.	BOS	NHCOG
Create a temporary " <b>Farm Roxbury</b> " <b>task force</b> * to research and/or carry out the following three tasks. The task force could be created by the BOS and report back to them.	BOS	
Consider a <b>co-op farm market</b> on weekends (perhaps in or near the "Community HUB")	*Farm Task Force	
Create a " <b>farm guide</b> " <b>and/or annual farm tour</b> to let people know where they can find local farm products.	*Farm Task Force	
Add a <b>farm map</b> to the Roxbury Business Directory	*Farm Task Force	



## Goal 4: Meet the needs of our Seniors

Currently residents over 65 yrs. represent 25% of the population. It is projected that there will be a 13% increase in residents over 65 yrs. old by 2030.

**Goal:** Continue to provide high quality senior services, recreational opportunities, and housing options.

**Benchmark:** Create 25 new housing options for seniors over the next 10 years.

ACTION	LEAD	PARTNERS
<b>Create a Roxbury Housing Trust*</b> organization to facilitate the creation of downsizing options for seniors, housing rehabilitation, and housing options for young families. Ask residents to consider donating land to the Trust once it is formed.	NHCOG/ NWCT Regional Housing Council	PC
Attract a local business or create a volunteer service that can help meet the <b>transportation</b> needs of seniors. (Example: Rural/local version of Uber) Continue to communicate the availability of <b>town and regional vans and buses</b> to access medical appointments, shopping, and group activities.	BOS	NHCOG, SC
Continue <b>high quality programming</b> at Roxbury <b>Senior Center and the Library</b> including events, the Senior Bus service, and lunch.	SC, Library Board	BOS, BOF
Create and promote more opportunities for <b>intergenerational activities</b> in town.	Rec. Commission	Library Board
Improve access to <b>guides and resources to rehab homes for accessibility modifications</b> .	Council on Aging	AARP, SC

\*A Housing Trust would be a non-profit organization with a board made up of Roxbury residents who would consider the housing needs of residents and work to try to meet them. Housing Trusts can purchase land to build single family homes that are sold to homeowners at affordable rates or build rental housing. Litchfield, Washington, Falls Village, Salisbury, Sharon and Goshen, CT have Housing Trusts.

## Goal 5: Recruit and Retain the Volunteers we Rely on



There are 103 volunteer positions on town boards and commissions. The Roxbury Volunteer Fire Department has 30 Active Members. The Roxbury Ambulance Association has 36 members.

**Goal:** Recruit/retain local volunteers to serve on the town's essential boards, commission, and fire/ems services.

**Benchmark:** Continue to fill town board/commission vacancies as they arise. Recruit 10 new volunteers for the Roxbury Ambulance Association and 6 new volunteers for the Roxbury Volunteer Fire Department over the next 10 years.

ACTION	LEAD	PARTNERS
Continue to provide <b>recognition</b> such as reduced property taxes and provide <b>free transfer station stickers</b> for fire/EMS volunteers.	BOS	
Continue to <b>communicate about volunteer opportunities</b> ; use a variety of methods including e-mail, posters at the library, SC newsletter, and Facebook.	BOS, RVFD, RAA	
Encourage the <b>creation of housing options</b> that volunteers can afford by allowing smaller lot sizes through zoning regulation and allowing small developments of 8-10 homes on a site.	PC, ZC	
Introduce Roxbury's younger residents (high school students and young adults) to volunteer opportunities through <b>coordination with school community service requirements</b> and other volunteer activities geared toward young adults.	Board of Education	Roxbury SustainableCT team



## Goal 6: Promote Sustainability Efforts

Roxbury is now a certified “SustainableCT” town. Sustainable CT communities strive to be thriving, resilient, collaborative, and forward-looking.

**Goal:** Promote sustainability efforts including SustainableCT participation.

**Policies:** Reduce waste and energy consumption, promote renewable energy sources, encourage environmentally safe lawn and gardening practices.

ACTION	LEAD	PARTNERS
Educate residents about <b>environmentally safe lawn and gardening practices</b> including pesticide free lawns, native plantings, nurturing pollinator habitats, and converting some lawn	SustainableCT Roxbury team	CC
Enter into a <b>municipal solar program</b> or develop a solar field on town land to provide renewable energy to municipal buildings.	BOS	CC, SustainableCT
Continue to <b>reduce waste and promote recycling</b> at the transfer station including electronics, clothing and textile recycling.	SustainableCT Roxbury team	CC
Update Roxbury's <b>Natural Hazard Mitigation Plan</b> (flooding, storms) and adopt land use policies that encourage land protection within natural hazard areas.	BOS	NHCOG
Support and promote the <b>Roxbury Community Legacy Garden</b> across from the Booth School and the Senior Center.	SustainableCT Roxbury team	CC, Library

# Action Implementation

An **implementation table** will be created which summarizes the actions listed in the Plan and includes which board, commission, or organization will take a lead role in carrying out each action.

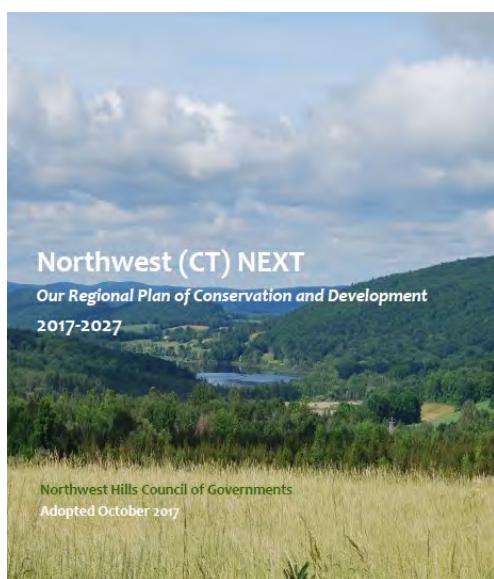
**The Roxbury Planning Commission will host a Town Plan implementation meeting at least once per year.** It will invite to this meeting each town board, commission, or organization assigned a lead role in implementing the strategies in this Plan. At the meeting, participants will review the implementation table, update it with what has been accomplished over the past six months, and discuss new priority tasks for the upcoming year. This meeting is an opportunity for the boards, commissions, and organizations active in Town to:

- **update** each other on what they are working on,
- **celebrate** what has been accomplished, and
- **coordinate** next steps and discuss progress in meeting the established benchmarks.

It could also be an opportunity for public outreach on these topics and to assist with local volunteer recruitment efforts.

# Consistency with State and Regional Plans

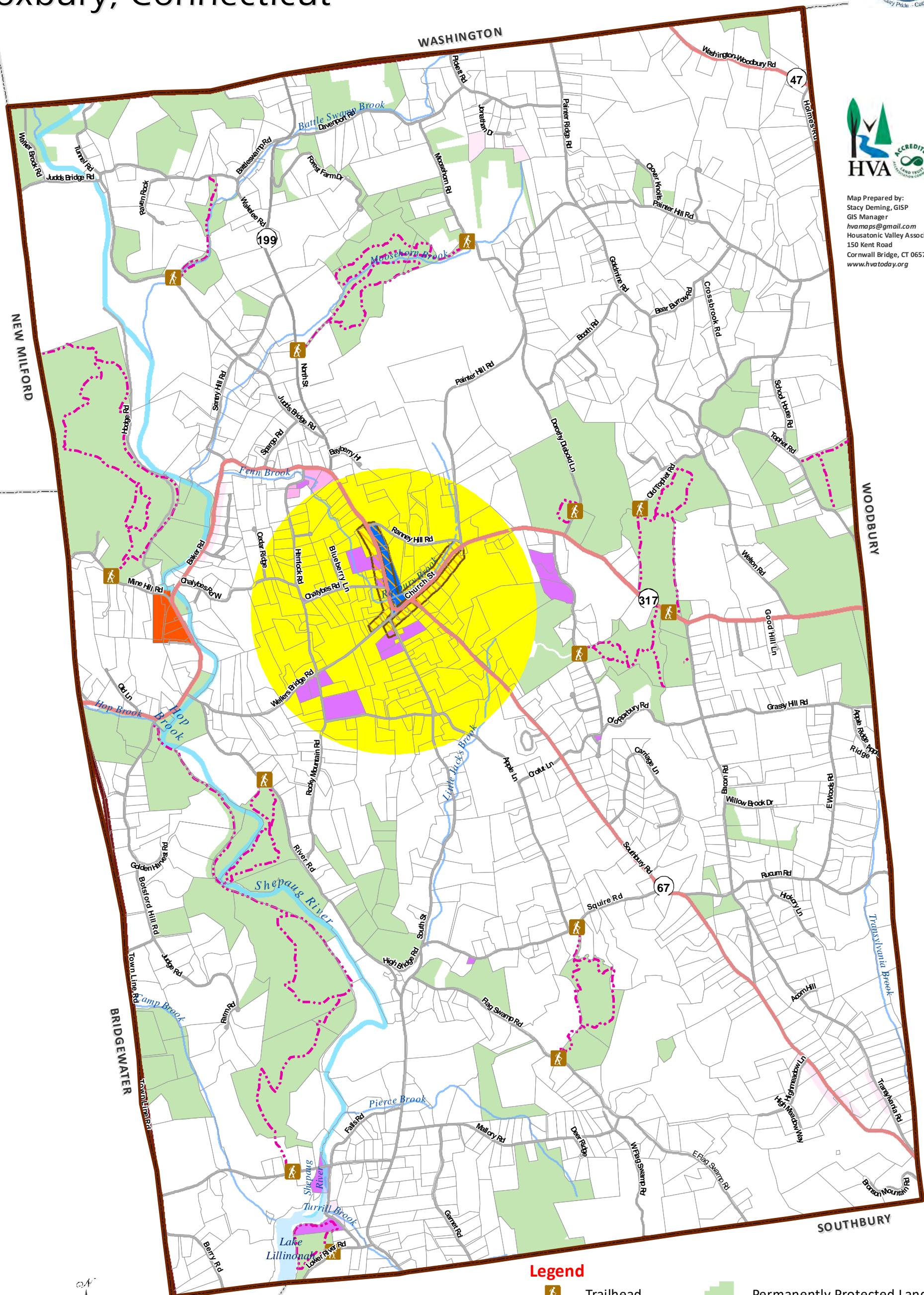
The policies and actions recommended in this Plan are consistent with both the State and Regional Plans of Conservation and Development. The current **State Plan** (2013-2018) is organized around the following six growth management principles: (1) Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure; (2) Expand housing opportunities and design choices to accommodate a variety of household types and needs; (3) Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options; (4) Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands; (5) Protect and ensure the integrity of environmental assets critical to public health and safety; (6) Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.



The current regional plan that covers Roxbury is the **2017-2027 Regional Plan of Conservation & Development** adopted by the Northwest Hills Council of Governments, of which Roxbury is a member. This plan is focused on actions that will assist the NHCOG's 21 member towns to meet the following goals: (1) Attract and retain young residents; (2) Protect water quality and natural resources; (3) Support farm businesses and protect farmland; (4) Strengthen our town centers and Main Streets; (5) Meet the needs of our older adult residents; and (6) Continue to foster regional collaboration and resource sharing.

# Land Use Policy Map

Roxbury, Connecticut



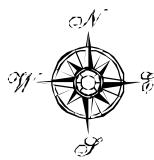
Map Prepared by:  
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## Legend

- Trailhead
- Permanently Protected Land
- Parcel Boundary
- Historic District
- Trails
- Municipal Owned Land
- Existing Business Zone
- Waterbody
- Watercourse
- Possible Village Residential Area
- Possible Village Business Area

Data Sources:  
Roads & Routes: CT DEEP (2011)  
Watercourses & Waterbodies: USGS NHD 2.0  
Protected Lands: CT DEEP (POSM), HVA & Litchfield Hills Greenprint  
Zoning, Historic Districts and Municipal Land: Town of Roxbury

Permanently Protected Land includes parcels protected by state, or municipal agencies, and properties protected by nonprofit organizations by fee ownership or easement.



1:32,000

1 inch equals 0.5 miles

0 2,000 4,000 Feet

## Land Use Policy Map

State statute requires that Town Plans of Conservation & Development include a map showing the most desirable use of land within the municipality for residential, recreational, commercial, conservation, agriculture, and other purposes. Following are the policies associated with the areas show on the Land Use Policy Map:

 **Possible Village Residential Area:** During the development of this Town Plan update, residents expressed interest in changing the zoning regulations to allow smaller lot sizes with smaller sized homes on them. Locating this type of housing in a “village residential area” would reinforce the traditional New England village center character of this area. Any action or investments in this area should take into consideration ways to strengthen or improve the traditional village character of this area.

It should be noted that there is no public water or sewer provided in the Town of Roxbury. Lot sizes will need to accommodate on-site or shared septic and wells as permitted by the Newtown Health District.



**Historic District:** Any action or investments in this area should take into consideration ways to strengthen or improve the historic character of this area.



**Possible Village Business Area:** During the development of this Town Plan update, residents expressed interest in changing zoning in this “town center” area to allow small businesses that would be consistent with and reinforce the traditional village center character.

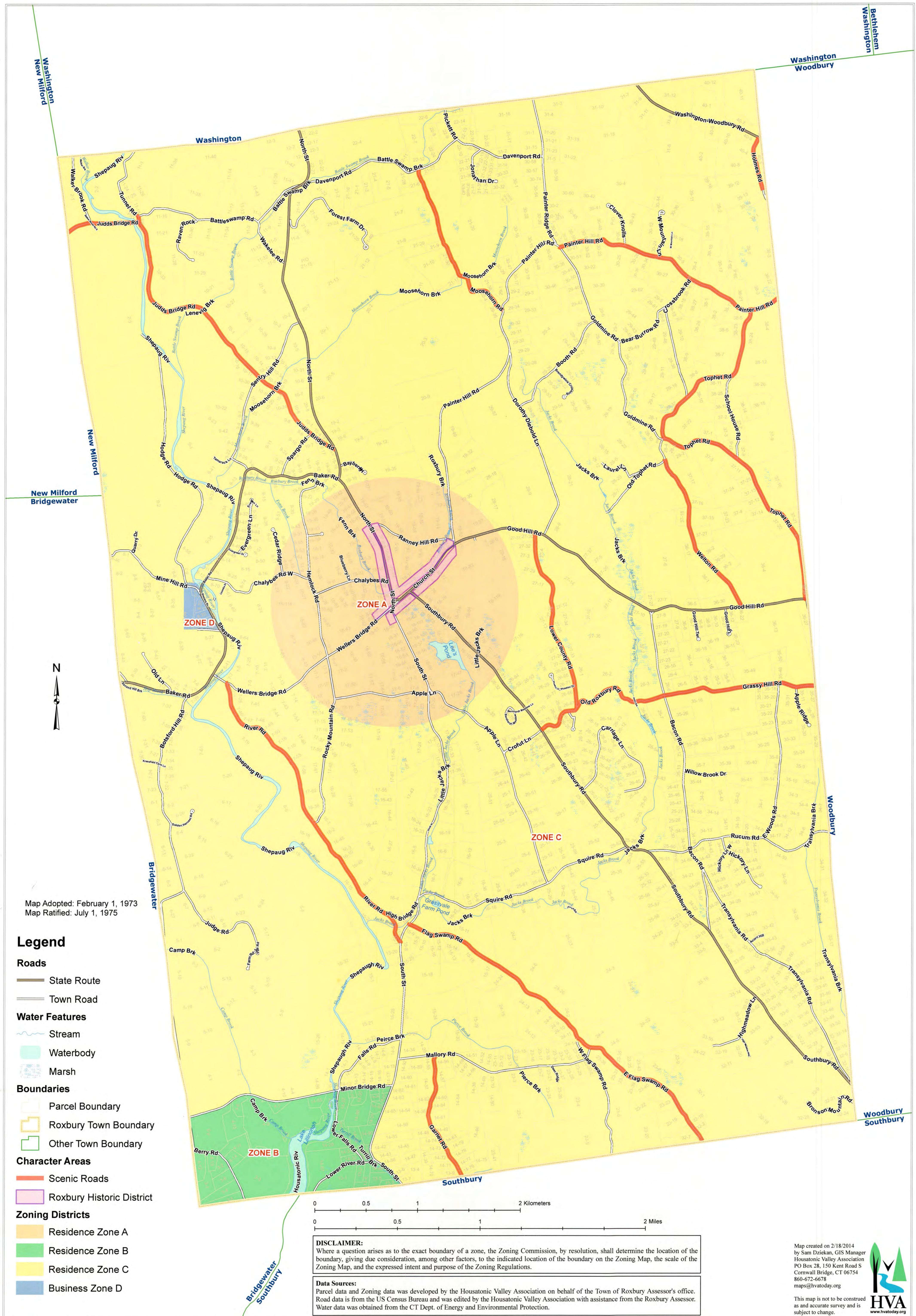


**Permanently Protected Land Areas:** These lands are protected from development and will remain forested, farmed, or fields.



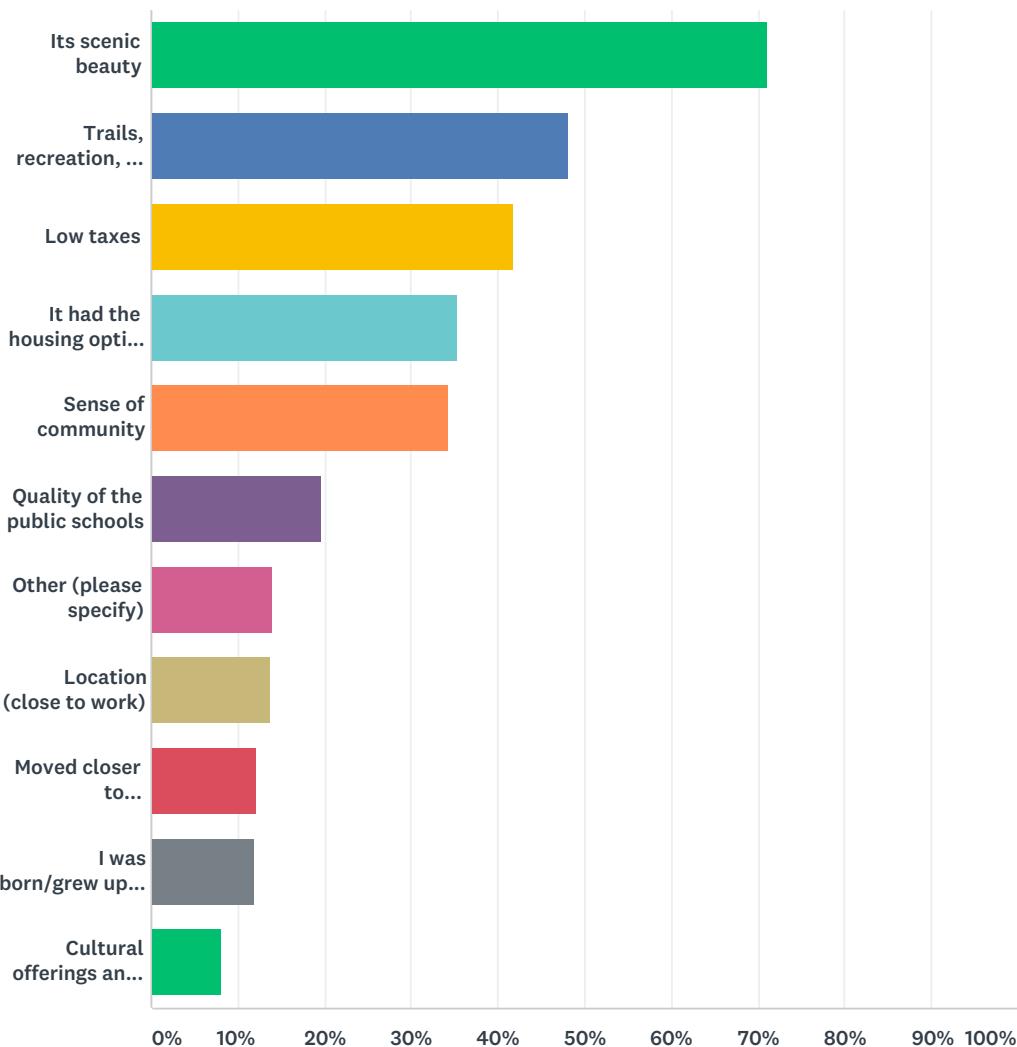
**Rural Areas:** these areas are appropriate for low density residential use on parcels with soils that can accommodate on-site wastewater treatment and wells. Many of these areas also contain water resources, core forests, and/or priority farm fields which are conservation priorities.

# Town of Roxbury, Connecticut Zoning Map



## Q1 What were your reasons for choosing to live in Roxbury? (Check all that apply)

Answered: 556    Skipped: 6

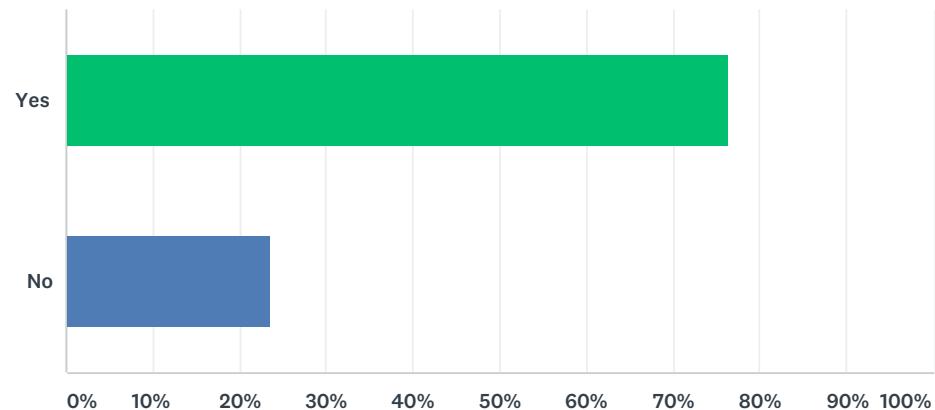


ANSWER CHOICES	RESPONSES
Its scenic beauty	71.22% 396
Trails, recreation, and open space	48.02% 267
Low taxes	41.91% 233
It had the housing option I wanted	35.25% 196
Sense of community	34.35% 191
Quality of the public schools	19.60% 109
Other (please specify)	14.03% 78
Location (close to work)	13.85% 77
Moved closer to family/friends	12.05% 67

I was born/grew up here	11.87%	66
Cultural offerings and events	8.09%	45
Total Respondents: 556		

## Q2 Do you see yourself living in Roxbury in 10 years?

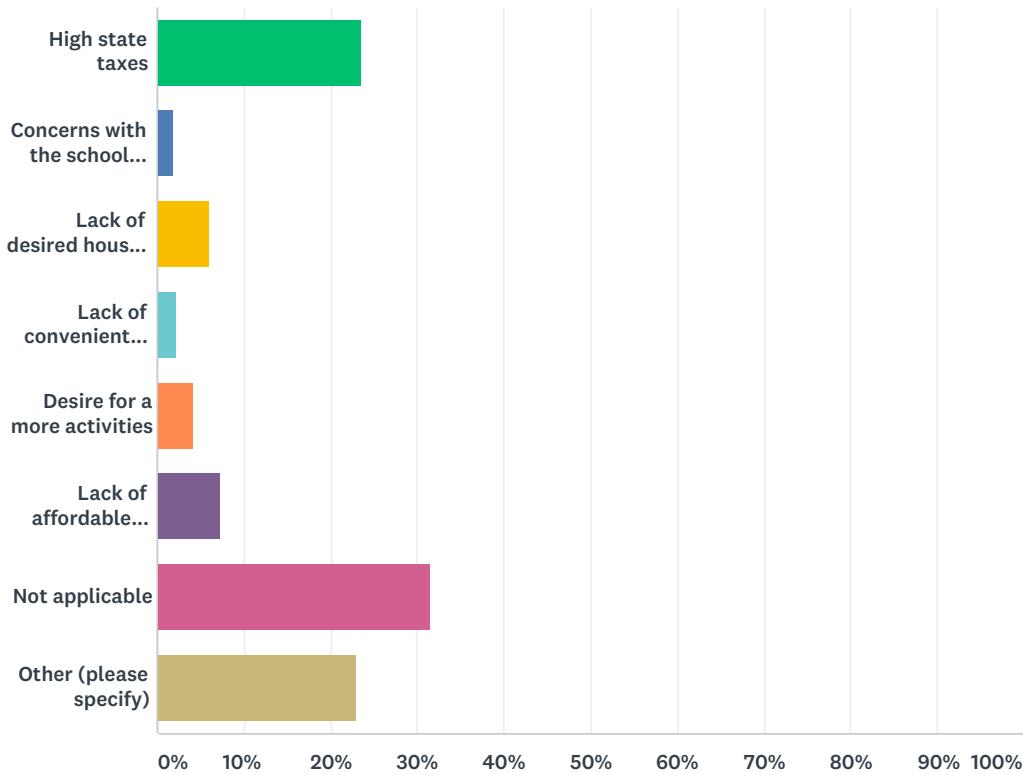
Answered: 553 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	76.31%	422
No	23.69%	131
TOTAL		553

### Q3 If you plan to move from Roxbury, what is the major reason why?

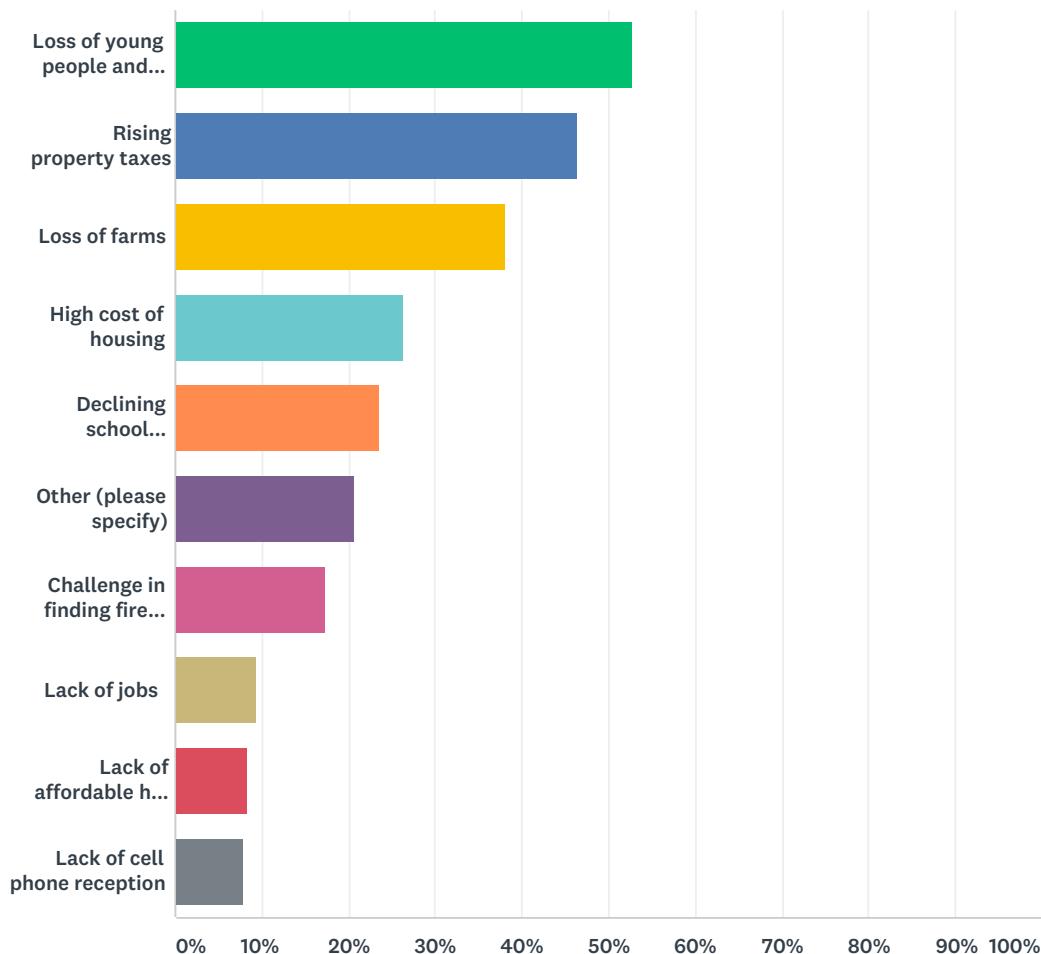
Answered: 465 Skipped: 97



ANSWER CHOICES	RESPONSES
High state taxes	23.66% 110
Concerns with the school system	1.94% 9
Lack of desired housing options	6.02% 28
Lack of convenient employment opportunities	2.37% 11
Desire for a more activities	4.09% 19
Lack of affordable housing options	7.31% 34
Not applicable	31.61% 147
Other (please specify)	23.01% 107
<b>TOTAL</b>	<b>465</b>

## Q4 What concerns you most about the future of Roxbury? (select up to three issues below)

Answered: 551 Skipped: 11

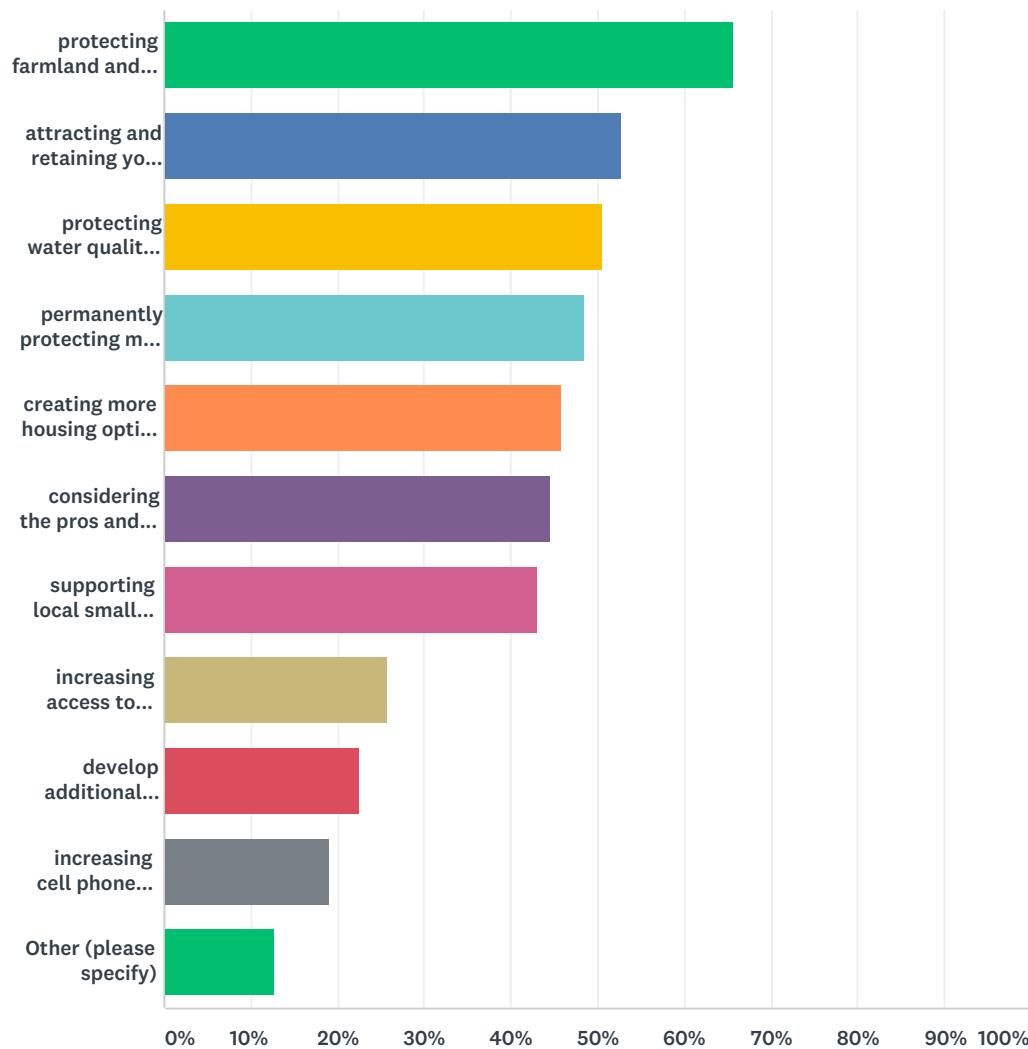


ANSWER CHOICES	RESPONSES
Loss of young people and young families	52.63% 290
Rising property taxes	46.46% 256
Loss of farms	38.11% 210
High cost of housing	26.32% 145
Declining school enrollment	23.59% 130
Other (please specify)	20.69% 114
Challenge in finding fire and ambulance volunteers	17.42% 96
Lack of jobs	9.44% 52
Lack of affordable high speed internet	8.35% 46
Lack of cell phone reception	7.99% 44

Total Respondents: 551

## Q5 Over the next 10 years, I would like to see Roxbury address the following: (Check all that apply)

Answered: 560 Skipped: 2

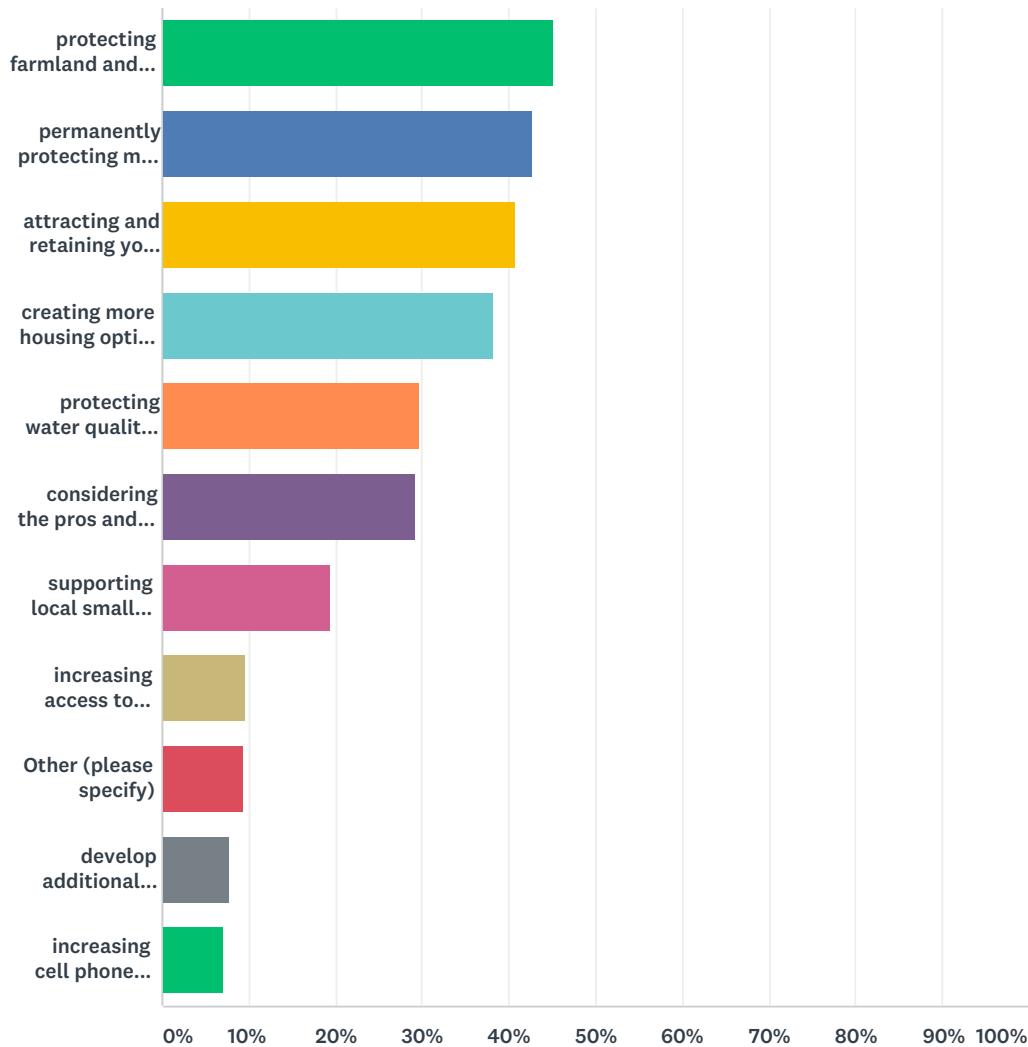


ANSWER CHOICES	RESPONSES
protecting farmland and supporting farm businesses	65.71% 368
attracting and retaining young adults and young families	52.68% 295
protecting water quality and dealing with invasive plants in our lake, ponds, and streams	50.54% 283
permanently protecting more land from development	48.57% 272
creating more housing options that are affordable for young families and seniors	45.71% 256
considering the pros and cons of consolidating our local elementary school with a neighboring town(s)	44.46% 249
supporting local small businesses	43.04% 241
increasing access to fiber-optic high speed internet	25.71% 144
develop additional support services for seniors	22.68% 127

increasing cell phone coverage areas	19.11%	107
Other (please specify)	12.68%	71
Total Respondents: 560		

## Q6 Of the list above, which three (3) do you think should be the town's highest priority goals? (please only check up to 3 choices)

Answered: 554 Skipped: 8

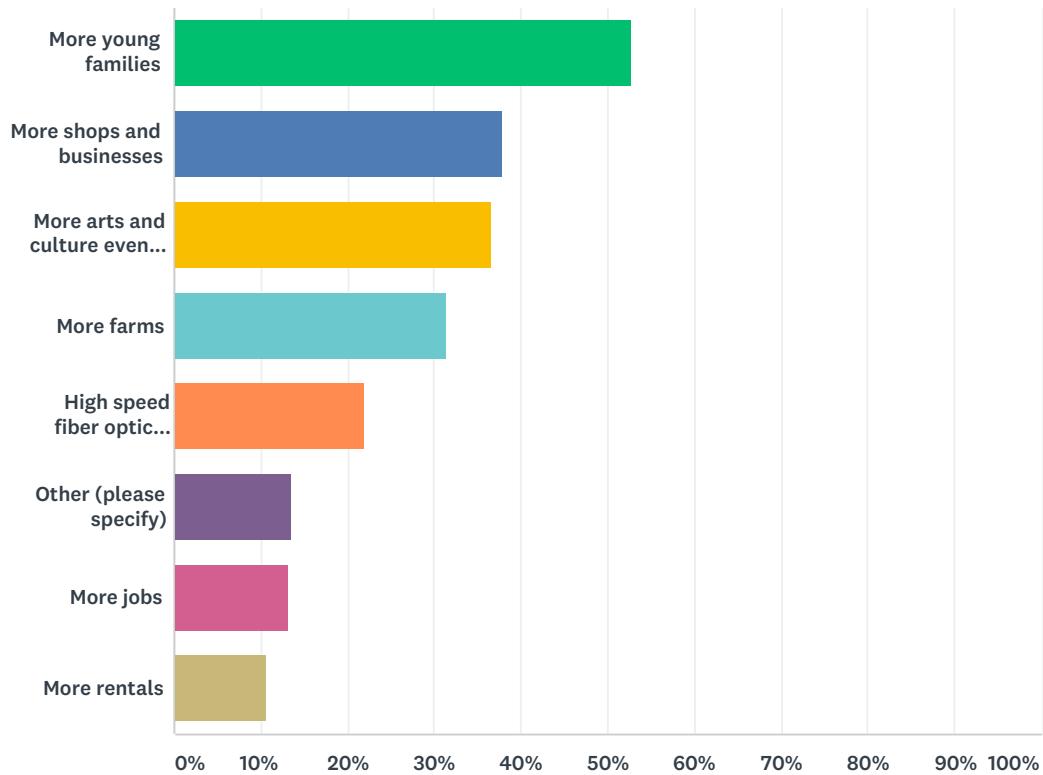


ANSWER CHOICES	RESPONSES
protecting farmland and supporting farm businesses	45.13% 250
permanently protecting more land from development	42.60% 236
attracting and retaining young adults and young families	40.79% 226
creating more housing options that are affordable for young families and seniors	38.27% 212
protecting water quality and dealing with invasive plants in our lake, pond, and streams	29.60% 164
considering the pros and cons of consolidating our local elementary school with a neighboring town(s)	29.24% 162
supporting local small businesses	19.49% 108
increasing access to fiber-optic high speed internet	9.57% 53
Other (please specify)	9.39% 52

develop additional support services for seniors	7.76%	43
increasing cell phone coverage areas	7.04%	39
Total Respondents: 554		

## Q7 If you could bring something new to Roxbury, what would it be? (select up to three items below)

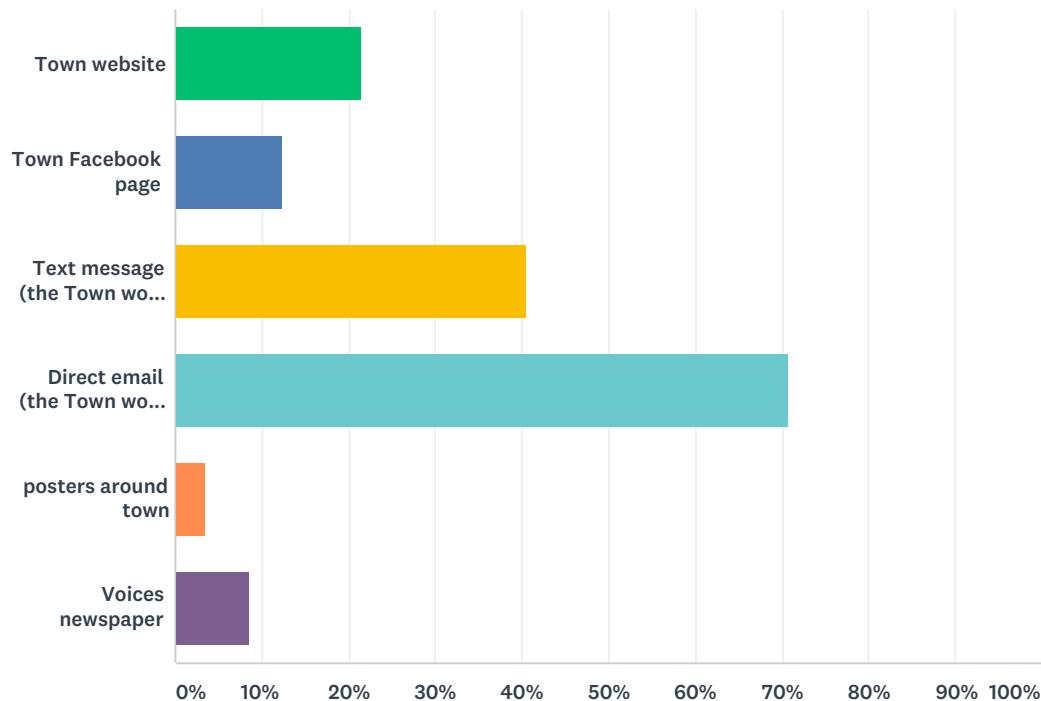
Answered: 530 Skipped: 32



ANSWER CHOICES	RESPONSES
More young families	52.64% 279
More shops and businesses	37.92% 201
More arts and culture events and destinations	36.60% 194
More farms	31.32% 166
High speed fiber optic broadband	21.89% 116
Other (please specify)	13.58% 72
More jobs	13.21% 70
More rentals	10.75% 57
Total Respondents: 530	

## Q8 What is the best way to notify you of town events or issues?

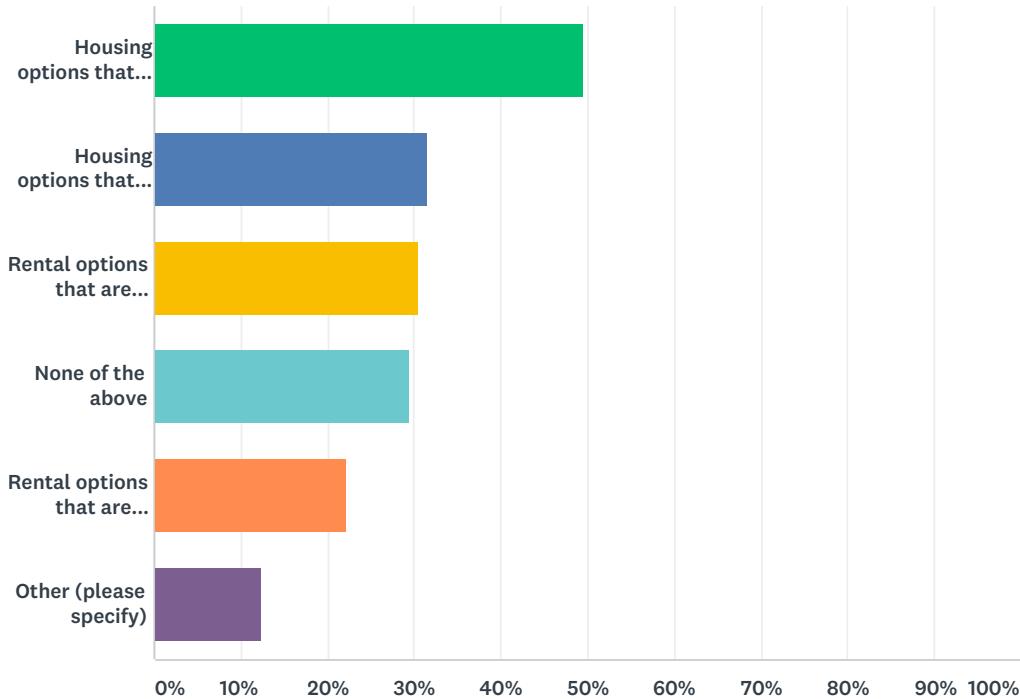
Answered: 550 Skipped: 12



ANSWER CHOICES	RESPONSES
Town website	21.45% 118
Town Facebook page	12.36% 68
Text message (the Town would need your cell phone number)	40.55% 223
Direct email (the Town would need your email address)	70.73% 389
posters around town	3.45% 19
Voices newspaper	8.55% 47
Total Respondents: 550	

## Q9 What types of housing do you think the Town of Roxbury needs more of? (Check all that apply)

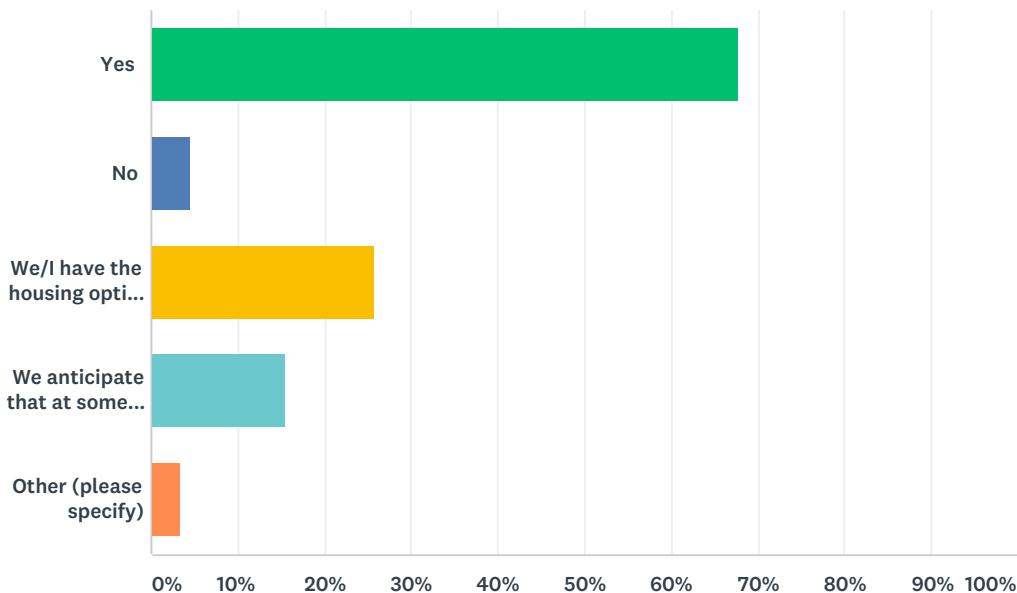
Answered: 532 Skipped: 30



ANSWER CHOICES	RESPONSES	
Housing options that allow older adults to "downsize"	49.62%	264
Housing options that allow older adults to remain in their homes including affordable rehabilitation and accessibility modifications like ramps and accessible bathrooms	31.58%	168
Rental options that are affordable for a family of four earning under \$65,000/yr (80% of the area median income)	30.45%	162
None of the above	29.51%	157
Rental options that are affordable for a single person earning under \$46,000/yr (80% of the area median income)	22.18%	118
Other (please specify)	12.41%	66
Total Respondents: 532		

## Q10 Do you and your family members have the housing options in Roxbury that you need?

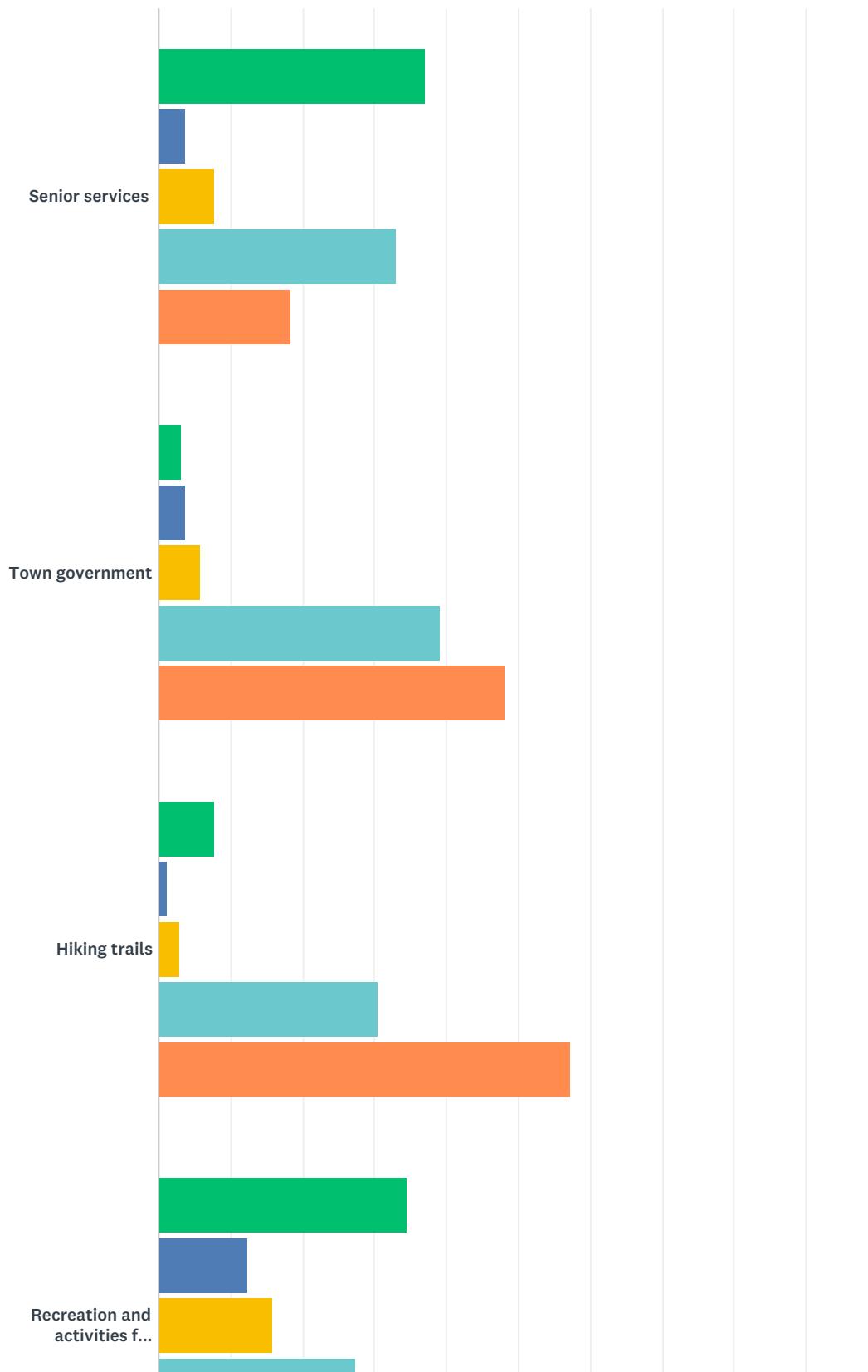
Answered: 548    Skipped: 14

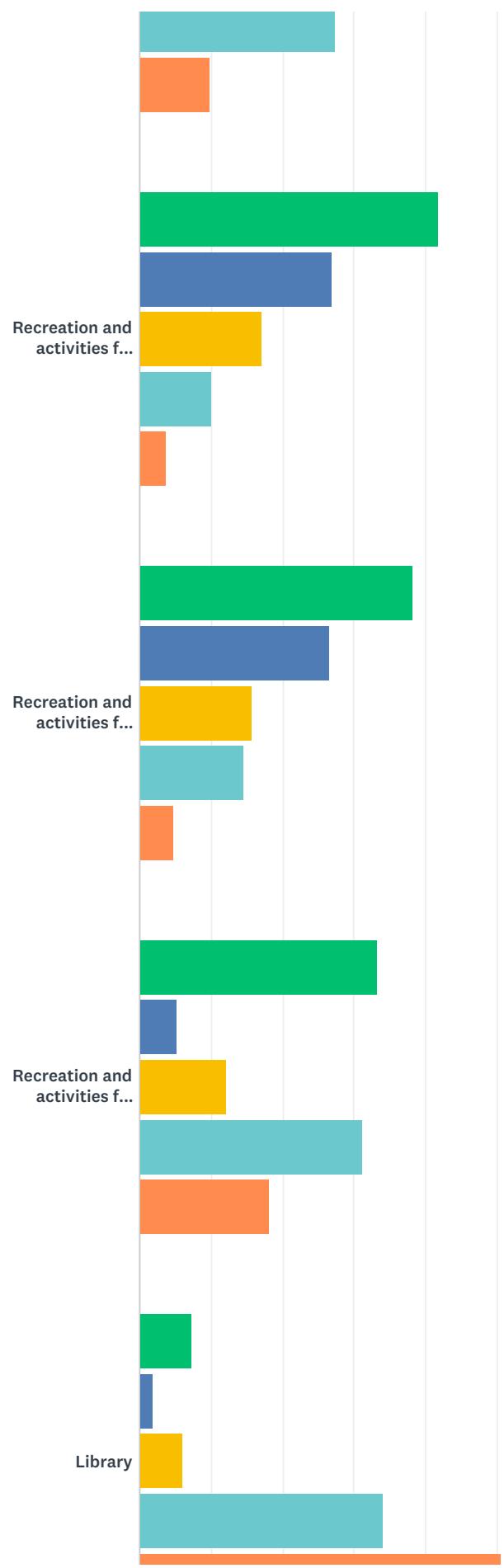


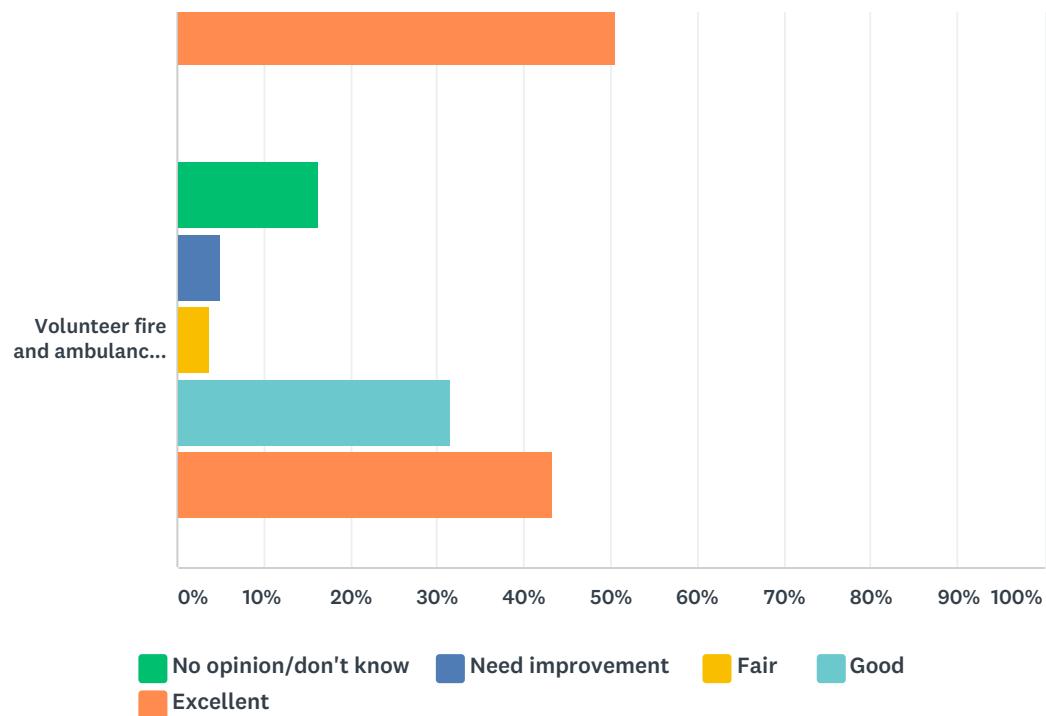
ANSWER CHOICES	RESPONSES
Yes	67.88% 372
No	4.56% 25
We/I have the housing options we/I need now but foresee that we may have different housing needs in the future that are not currently available in Roxbury.	25.73% 141
We anticipate that at some point, we or our parents or children will have to move out of Roxbury to find housing.	15.51% 85
Other (please specify)	3.28% 18
Total Respondents: 548	

## Q11 How would you rate the following services and amenities available in Roxbury?

Answered: 559    Skipped: 3



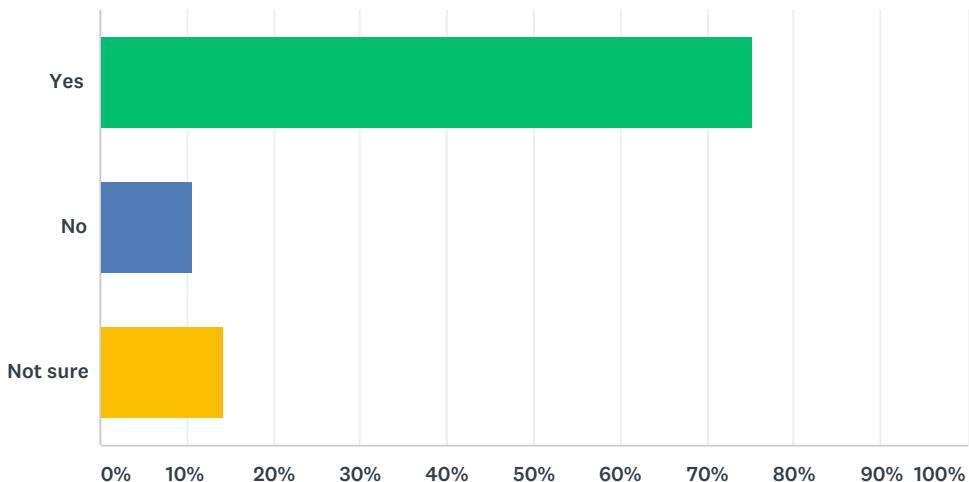




	NO OPINION/DON'T KNOW	NEED IMPROVEMENT	FAIR	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
Senior services	37.09% 204	3.82% 21	7.64% 42	33.09% 182	18.36% 101	550	1.92
Town government	3.09% 17	3.82% 21	5.82% 32	39.09% 215	48.18% 265	550	3.25
Hiking trails	7.83% 43	1.28% 7	2.91% 16	30.60% 168	57.38% 315	549	3.28
Recreation and activities for young children	34.56% 188	12.32% 67	15.81% 86	27.39% 149	9.93% 54	544	1.66
Recreation and activities for teens	41.80% 227	27.07% 147	17.13% 93	10.13% 55	3.87% 21	543	1.07
Recreation and activities for younger adults	38.29% 206	26.58% 143	15.61% 84	14.68% 79	4.83% 26	538	1.21
Recreation and activities for seniors	33.33% 182	5.31% 29	12.09% 66	31.14% 170	18.13% 99	546	1.95
Library	7.27% 40	1.82% 10	6.00% 33	34.18% 188	50.73% 279	550	3.19
Volunteer fire and ambulance service	16.40% 91	5.05% 28	3.78% 21	31.53% 175	43.24% 240	555	2.80

## Q12 Do you feel a strong sense of community in Roxbury?

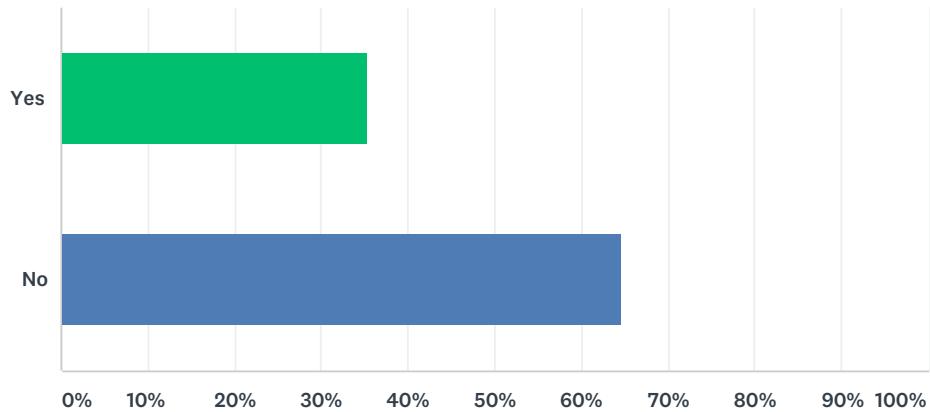
Answered: 557    Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	75.22%	419
No	10.59%	59
Not sure	14.18%	79
TOTAL		557

**Q13 Do you volunteer on a town board, commission, or organization?  
(For example: Volunteer Fire Company, Finance Board, Conservation  
Commission, Library Committee, Roxbury Land Trust, etc.)**

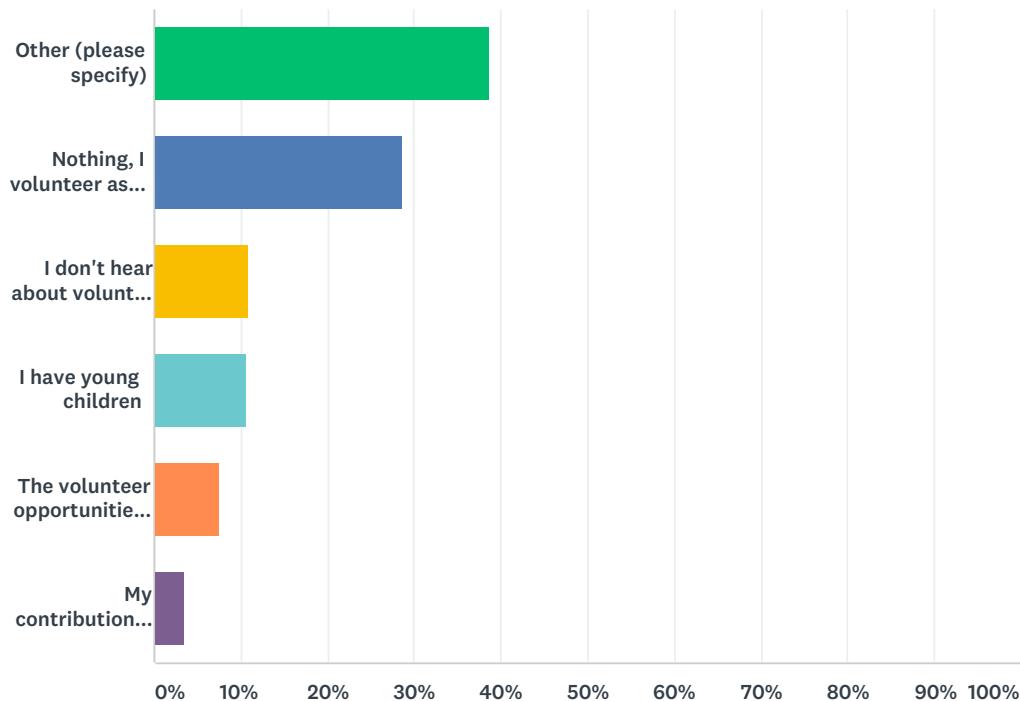
Answered: 555    Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	35.32%	196
No	64.68%	359
TOTAL		555

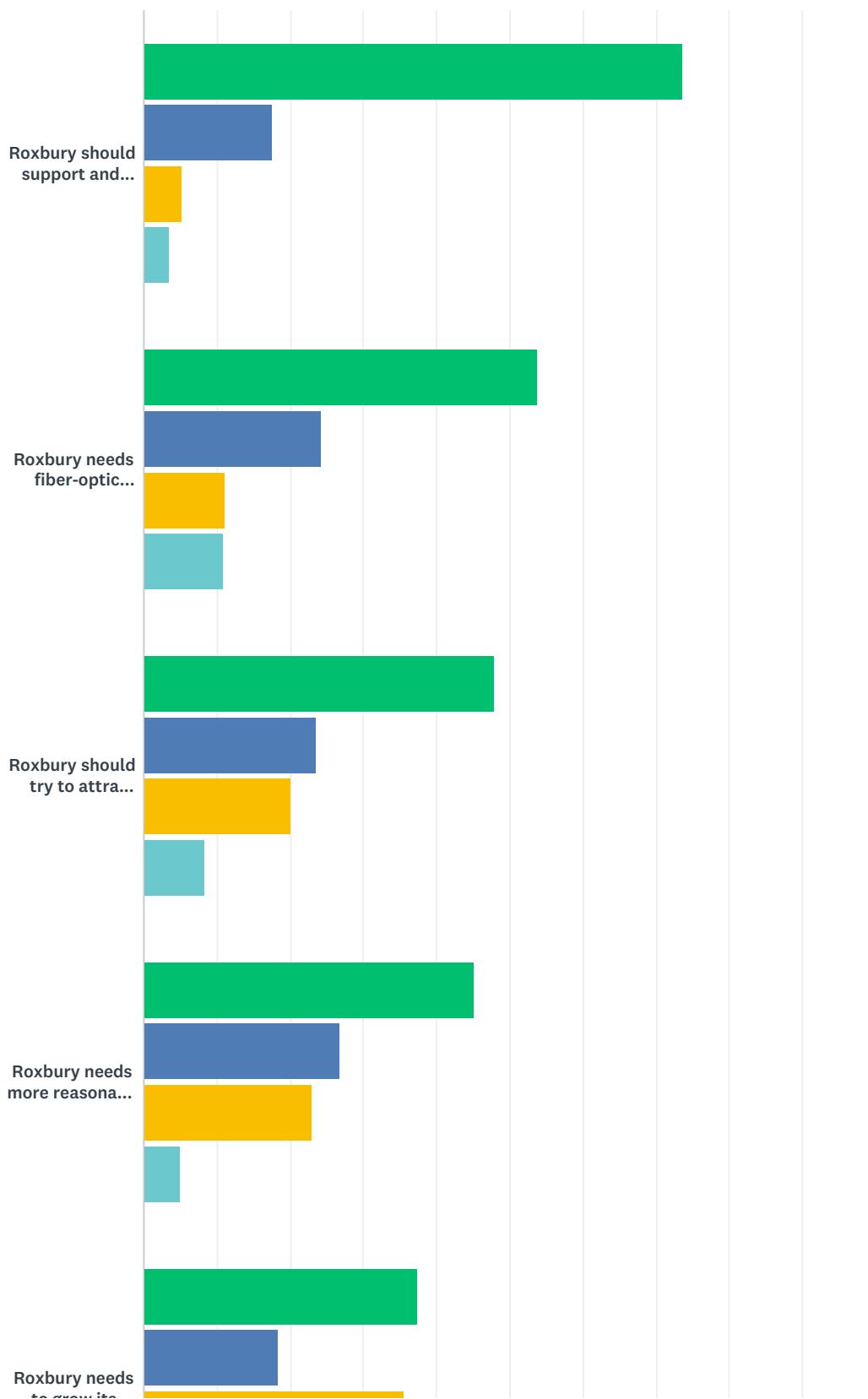
## Q14 What, if anything, limits your volunteering in town?

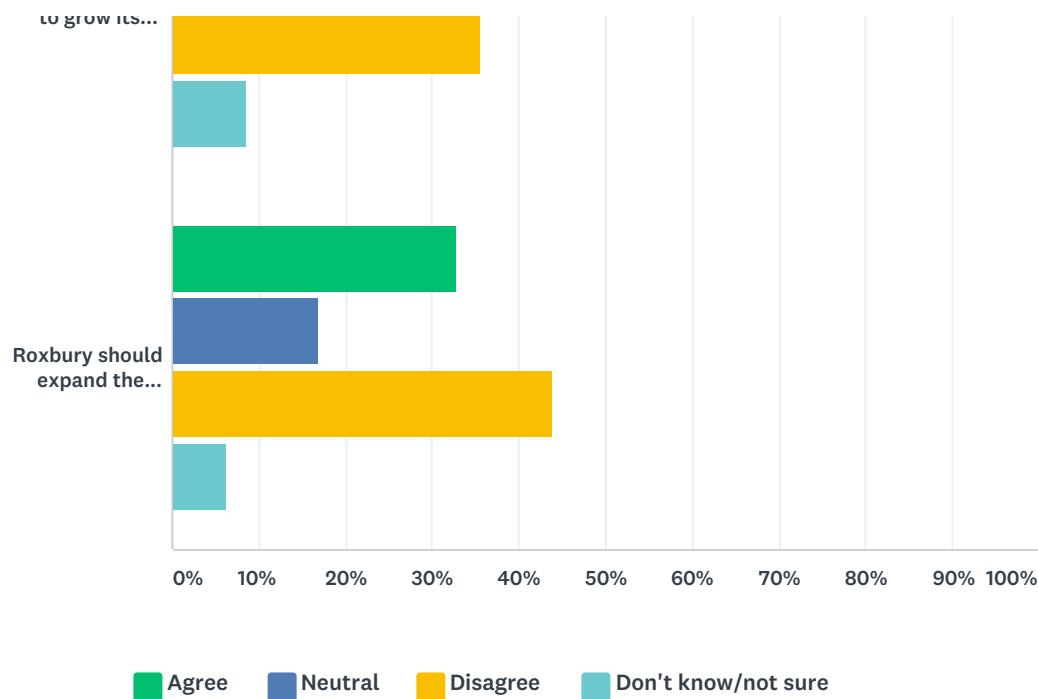
Answered: 500 Skipped: 62



## Q15 Please select whether you agree or disagree with the following statements regarding economic development

Answered: 558 Skipped: 4

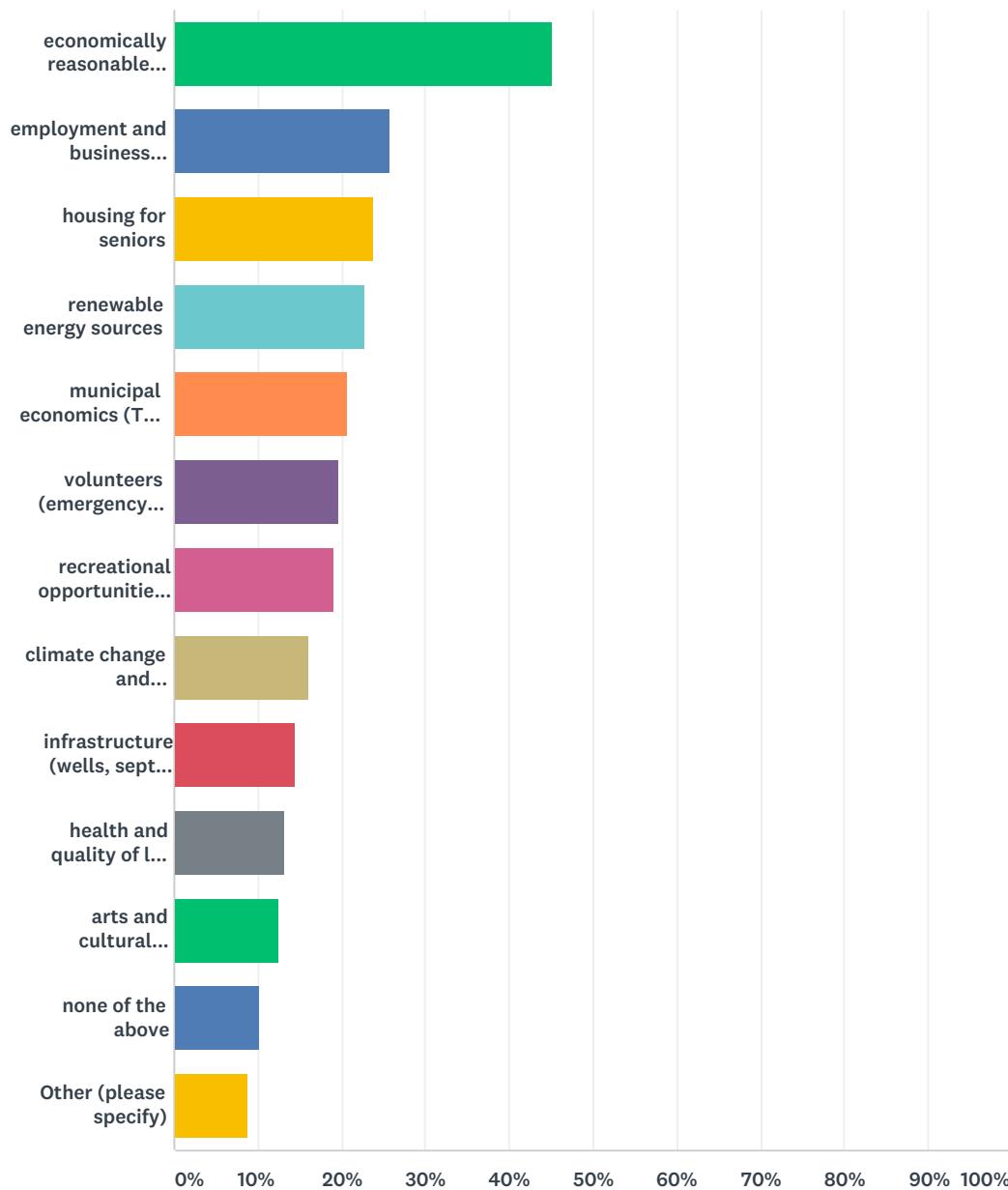




	AGREE	NEUTRAL	DISAGREE	DON'T KNOW/NOT SURE	TOTAL	WEIGHTED AVERAGE
Roxbury should support and encourage home based businesses and telecommuting residents.	73.60% 407	17.54% 97	5.24% 29	3.62% 20	553	3.58
Roxbury needs fiber-optic broadband internet and better cell reception to attract/retain home-based businesses.	53.80% 297	24.28% 134	11.05% 61	10.87% 60	552	3.10
Roxbury should try to attract more entrepreneurs to start businesses in town.	47.91% 264	23.59% 130	20.15% 111	8.35% 46	551	3.03
Roxbury needs more reasonably priced housing to attract a younger workforce for jobs in the region.	45.09% 248	26.73% 147	23.09% 127	5.09% 28	550	3.07
Roxbury needs to grow its grand list by attracting new businesses that generate additional property tax revenue.	37.55% 208	18.41% 102	35.56% 197	8.48% 47	554	2.77
Roxbury should expand the areas that allow commercial development.	32.79% 182	16.94% 94	43.96% 244	6.31% 35	555	2.70

**Q16 Roxbury is now a certified Sustainable CT town. Sustainable CT communities strive to be thriving, resilient, collaborative, and forward-looking. What are the most significant barriers to maintaining the sustainability of our community as a whole? (Please pick up to 3)**

Answered: 524      Skipped: 38

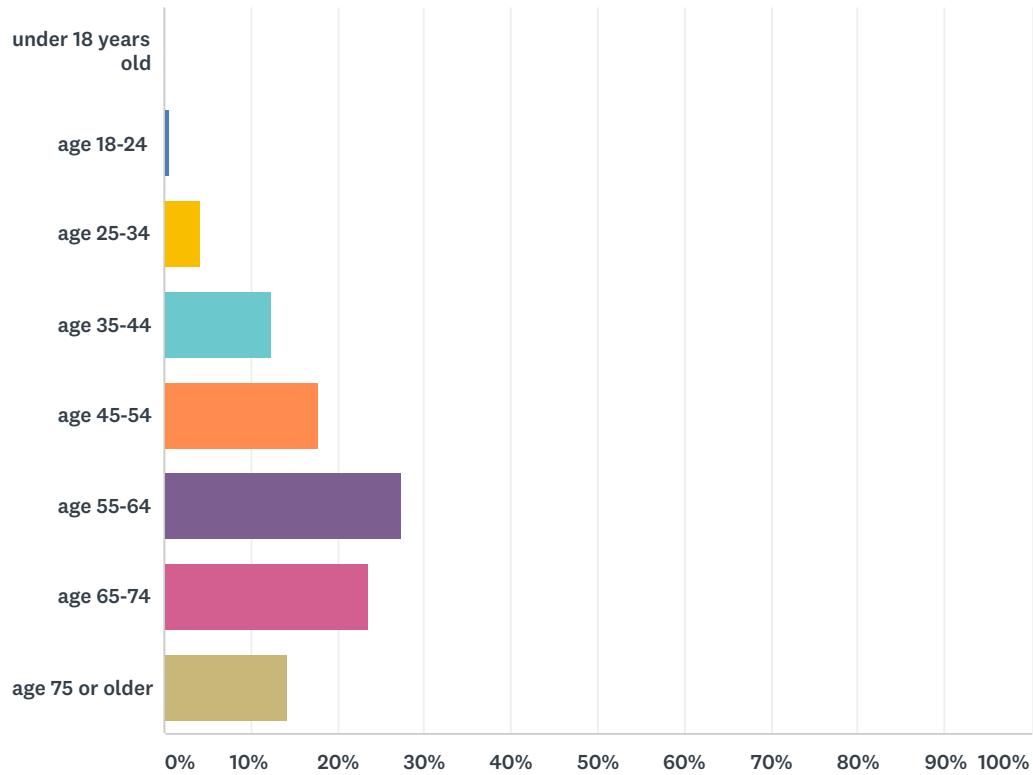


ANSWER CHOICES	RESPONSES
economically reasonable housing for young families	45.23% 237
employment and business opportunities	25.76% 135
housing for seniors	23.85% 125

renewable energy sources	22.71%	119
municipal economics (Town Finances: ex. taxes, budget, school funding)	20.61%	108
volunteers (emergency services, town boards & commissions)	19.66%	103
recreational opportunities for all ages	19.08%	100
climate change and environmental issues	16.03%	84
infrastructure (wells, septic systems, roads, bridges, etc.)	14.50%	76
health and quality of life services for all ages	13.17%	69
arts and cultural opportunities	12.60%	66
none of the above	10.31%	54
Other (please specify)	8.78%	46
Total Respondents: 524		

## Q17 How old are you?

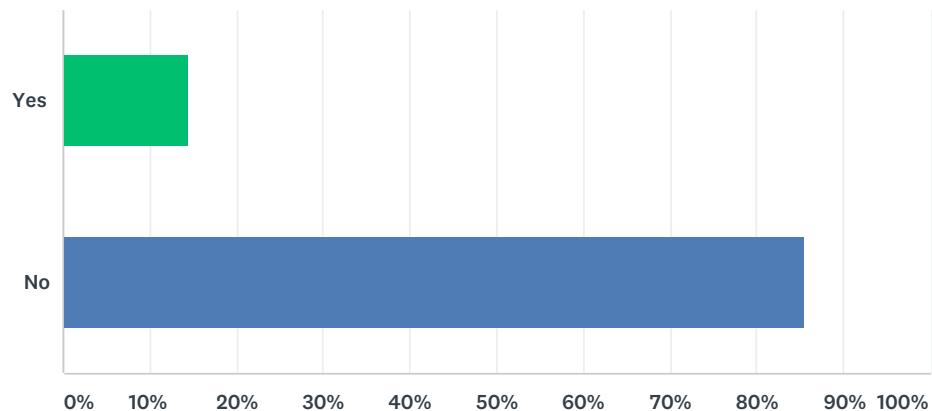
Answered: 554    Skipped: 8



ANSWER CHOICES	RESPONSES
under 18 years old	0.00%
age 18-24	0.54%
age 25-34	4.15%
age 35-44	12.27%
age 45-54	17.69%
age 55-64	27.44%
age 65-74	23.65%
age 75 or older	14.26%
<b>TOTAL</b>	<b>554</b>

## Q18 Do you currently have a child in Region 12 School District? (public elementary or high school)

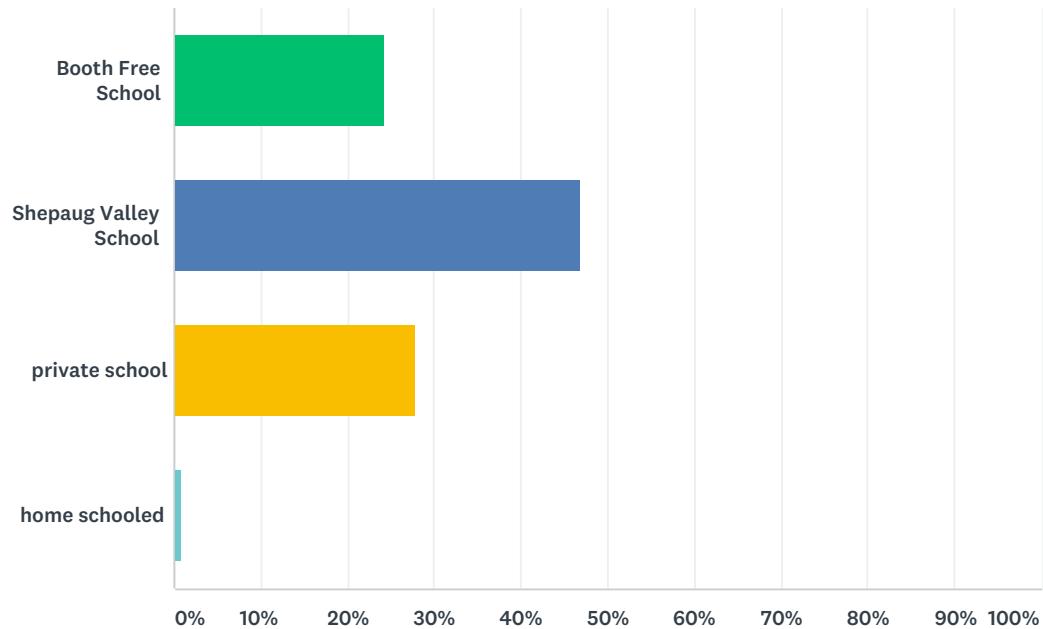
Answered: 558 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	14.34%	80
No	85.66%	478
TOTAL		558

## Q19 If you do have school aged children, what school are they currently attending?

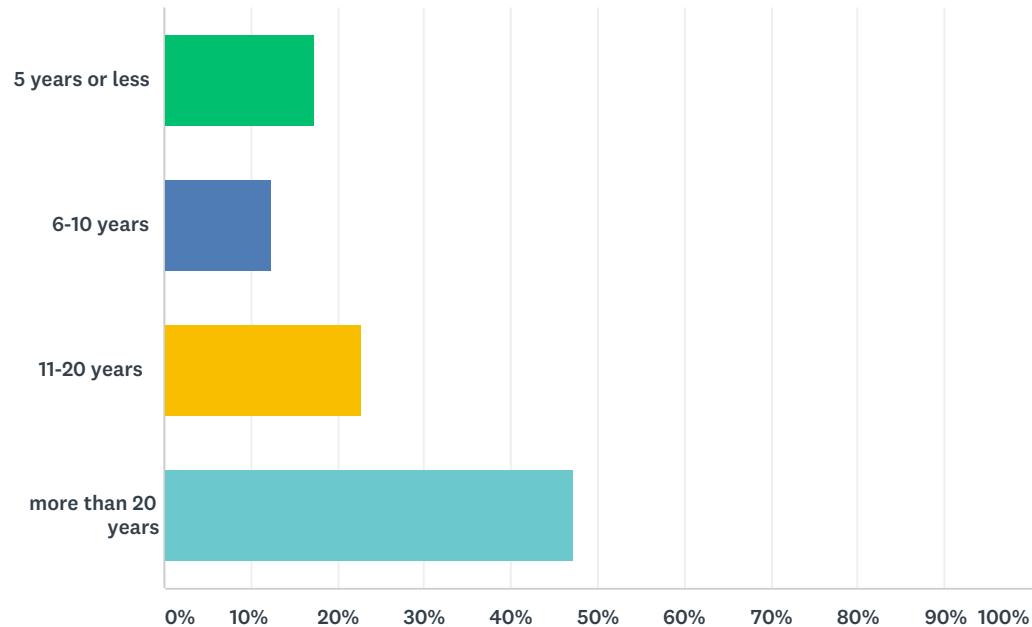
Answered: 111 Skipped: 451



ANSWER CHOICES	RESPONSES
Booth Free School	24.32%
Shepaug Valley School	46.85%
private school	27.93%
home schooled	0.90%
<b>TOTAL</b>	<b>111</b>

## Q20 How long have you lived in Roxbury?

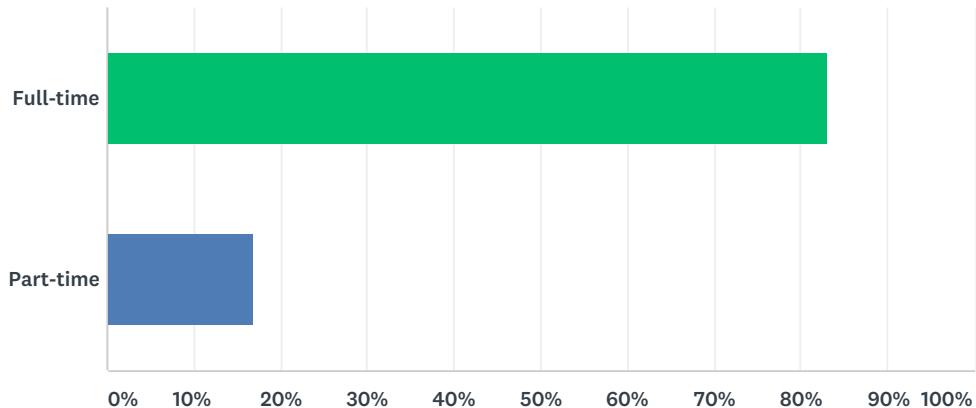
Answered: 556    Skipped: 6



ANSWER CHOICES	RESPONSES	
5 years or less	17.45%	97
6-10 years	12.41%	69
11-20 years	22.84%	127
more than 20 years	47.30%	263
TOTAL		556

## Q21 Do you live in Roxbury full-time or part-time?

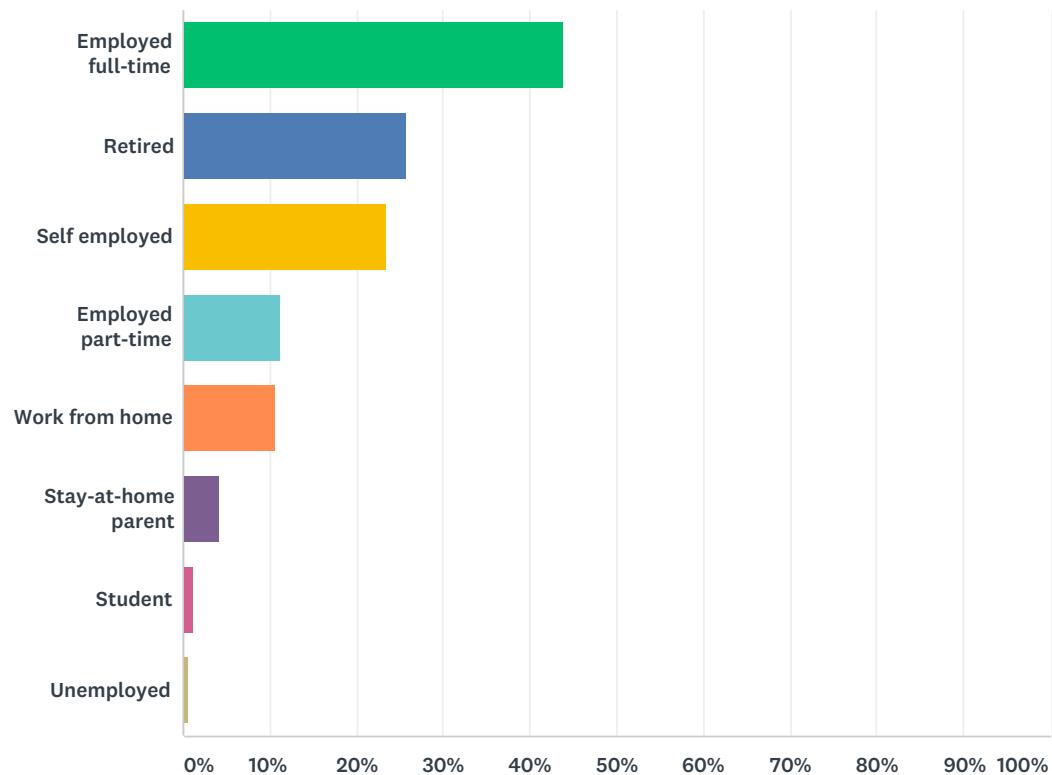
Answered: 556 Skipped: 6



ANSWER CHOICES	RESPONSES
Full-time	83.09%
Part-time	16.91%
<b>TOTAL</b>	<b>556</b>

## Q22 Please select the option(s) that best describe your current employment status: (check all that apply)

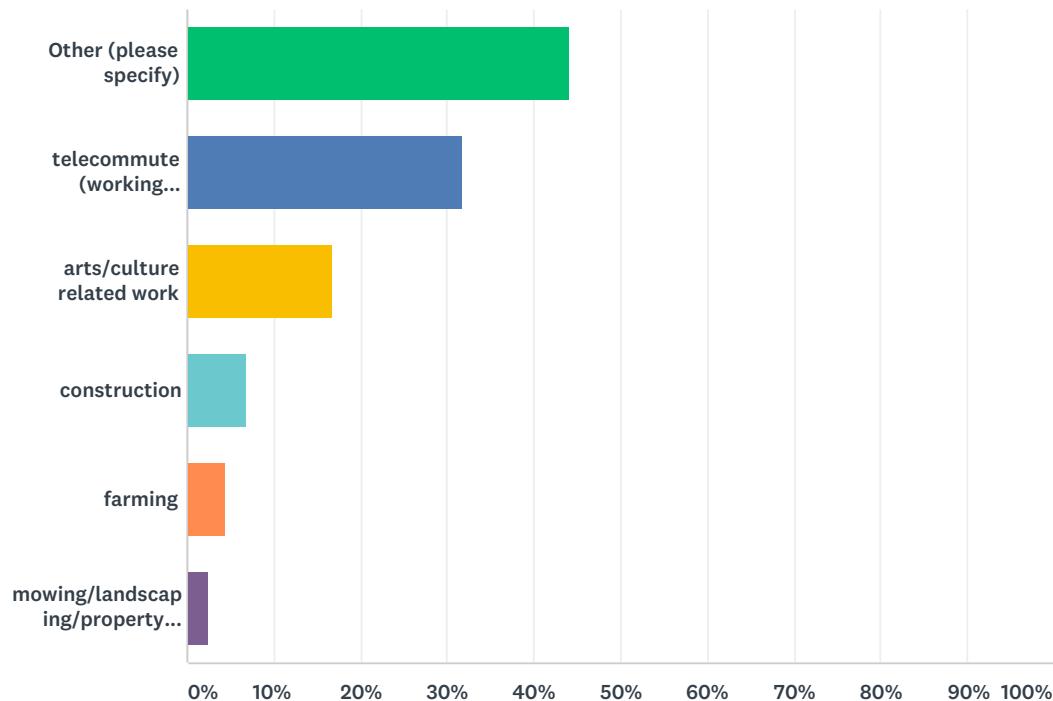
Answered: 557 Skipped: 5



ANSWER CHOICES	RESPONSES
Employed full-time	43.99% 245
Retired	25.67% 143
Self employed	23.52% 131
Employed part-time	11.31% 63
Work from home	10.77% 60
Stay-at-home parent	4.13% 23
Student	1.26% 7
Unemployed	0.72% 4
Total Respondents: 557	

## Q23 If you work from home in Roxbury, what type of work do you do?

Answered: 204 Skipped: 358



ANSWER CHOICES	RESPONSES	
Other (please specify)	44.12%	90
telecommute (working remotely at a job based outside of Roxbury)	31.86%	65
arts/culture related work	16.67%	34
construction	6.86%	14
farming	4.41%	9
mowing/landscaping/property maintenance	2.45%	5
Total Respondents: 204		



To: Roxbury Planning Commission  
From: Jocelyn Ayer  
Re: June 13<sup>th</sup> Forum: Summary of Results

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# of Residents in Attendance: 80

**TOPIC AREA: "Roxbury's Future: Attracting New Residents, Creating Housing Options, and Preserving Rural Character"**

- Review of resident input survey results on this topic:
  - 71 % of respondents choose Roxbury for its scenic beauty
  - 52% are concerned about the loss of young people in town
  - 52% would like to see the town address the loss of young people in town over the next 10 years
  - 45% would like to see the town create more housing options that are affordable for young families and seniors over the next 10 years
  - 50% believe downsizing housing options are needed in town
  - 30% believe rental housing options are needed in town
  - 45% believe the lack of economically reasonable housing for young families is a barrier to maintaining Roxbury's sustainability.

**GOAL 1: Attract young families to Roxbury and recruit/retain volunteers**

Actions suggested that could attract young families to Roxbury (votes tally)

- Need **high speed internet and cell phone coverage** for families and home-based businesses (24)
- Conduct **marketing campaign**- get the word out about Roxbury's assets including its low property tax rate and good school with small class sizes. Incentivize realtors (20)
- Change zoning to **allow more commercial** (11)
- Create a **co-working space** for small businesses (7)
- Need a **childcare facility** that is open from 7am to 7pm for working families. (5)
- Work to attract families interested in **Ag-STEM** to the town (1)
- Install **sidewalks** (2)
- Have more **town events**; have an annual event to bring the town together (1)

Actions suggested that could help recruit and retain volunteers for ambulance/fire and town boards/commissions (votes tally)

- **Better communicate** about volunteer opportunities (6)
- **Reduce property taxes** for fire/EMS volunteers (4)

- **Designate a person** who can speak to groups about volunteer opportunities (1)
- Create volunteer opportunities specifically for people who here **part-time**.
- **Meet earlier** in the night so more seniors can volunteer (5:30pm rather than 7pm)

**GOAL 2: Create housing options for young families, downsizers, and seniors**

Actions suggested (votes tally)

- **Allow smaller lot sizes** to diversify housing types; Allow a lower minimum lot size with smaller homes on them (41)
- **Create a local housing trust** or new non-profit housing organization or working group to take on housing initiatives (19)
- Encourage the development of **cluster housing around a courtyard** for young families away from major roads; start small 8-10 units (11)
- Put a **cap on the amount of land** that can be permanently **protected** and/or owned by the town (10)
- Encourage the development of a **55 and older community/neighborhood** (9)
- Ask people who are considering donating land to a land trust to consider **donating land** for housing (8)
- **Repurpose existing buildings** like large homes and barns to create apartments (7)
- **Use town-owned land** for housing (7)
- Encourage the development of **small houses- centrally located** (5)
- Rezone **Zone A** (3)
- Facilitate “**shared housing**” for seniors (1)
- Offer **low-interest loans** to potential new homebuyers (2)
- Change all zoning (2)
- Buy large homes for multiple seniors to live in (1)
- Create non-HUD senior housing (1)



To: Roxbury Planning Commission  
From: Jocelyn Ayer  
Re: July 11<sup>th</sup> Forum; Summary of Results

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# of residents in attendance: 48

**TOPIC AREA: "Roxbury's Future: Supporting small businesses, farms, tele-commuting, and economic development"**

- Review of resident input survey results on this topic:
  - 72% agree that Roxbury should support and encourage home based businesses and telecommuting residents
  - 54% agree that Roxbury needs fiber-optic broadband internet and better cell reception to attract/retain home-based businesses
  - 48% agree that Roxbury should try to attract more entrepreneurs to start businesses in town.
  - 44% disagree that Roxbury should expand the areas that allow commercial development.
  - 38% are concerned about a loss of farms
  - 38% would bring more shops and businesses to Roxbury
  - 37% would bring more arts and culture events and destinations

**GOALS: Attract new shops and businesses and support existing small businesses**

- Change **zoning in the town center** to allow small businesses (Ranney Hill Rd. to Roxbury garage) (21)
- Create a "**business center**" that could house business services and shops/repair work (PUB was written next to this) (22)
- Need a spot to get together like the **pop-up PUB** (18)
- Create **housing that is affordable to seniors to downsize** to open up homes for families (12)
- Improve **telecommunications** (11)
- Create a **Roxbury small business networking group** (9)
- Create a **village district overlay zone** (5)
- Update zoning to **allow more service businesses** like doctors (4)
- Increase **awareness of Roxbury's existing business directory** (4)
- Attract a business that will help transport seniors ex. **Uber** (3)
- Sell products made in Roxbury to Roxbury residents; "**Buy Local**" campaign (2)
- Decide what types of businesses you specifically want to attract and then create the environment they need/want (2)

- Attract a business that holds **events** to support neighboring businesses ex. Paint n Sip (1)
- Create “**welcome wagon**” materials to tell new residents about local businesses; put this in AirBnB properties too (1)
- Create a **local meeting space and/or co-working space**; shared office space with copier; business incubator space (1)

**GOALS: Support farms and agricultural related businesses and attract/retain residents that can work from home (telecommute or home based businesses)**

#### FARMS

- Save small farms (15)
- Create a **co-op farm market** on weekends (perhaps in or near the “Community Hub”) (6)
- Work with farmers and the State on purchase of development rights to **preserve farmland** for the future and future generations of farmers (4)
- Organize/hold a **farm tour** like the Goshen Farm Tour & promote agri-tourism on farms (3)
- **Collaborate** with neighboring towns to **market/highlight** farms and businesses (1)
- Figure out **specialty farm products** for Roxbury (2)
- Hold a **town event** to let residents know about the farm goods grown/made here example: local honey (1)
- Create a “**farm guide**” to let people know where they can find local farm product (1)
- Create a Roxbury “**Grub Hub**” open after hours. (1)

#### TELECOMMUTING

- Hold a meeting in town about how to move forward on **fiber-optic broadband** (1)
- Need high speed **internet** for home-business (2)
- Improve **cell reception** (5)
- Create a **zip line** (1)