

Roxbury Planning Commission
Minutes for August 7th, 2025 Meeting

Present: Commissioners - Elizabeth Carney, Lucinda Sullivan, Mike French, Dotti Guiffre, Heidi Albright.

gbArchitecture: Steve Kredell, Greg Gossens, Austin Jarvis, Peter Fairweather (present via Zoom)

Nate Donahue, Dave Santi

1. Meeting called to order at 5:33 pm

2. Approve Minutes of January 21st, 2025. Mike French made a motion to approve the minutes as presented and Heidi Albright seconded.

Voted to approve the minutes unanimously as presented. So moved.

3. Update by gbArchitecture:

Peter Fairweather presented a marketplace analysis for the Village of Roxbury; He presented the idea of Outdoor recreation with goods and services related to them filling in in town. Middle market housing/affordable housing in the village was also discussed. Presence of people living in the village would then create the need for goods and services in town.

Discussion was had on creating traffic “friction “ through traffic calming strategies (curbed sidewalks, traffic table, crosswalks, trees) to encourage slower movement and the potential to stop and not just travel through.

Further discussion about the village and its vitalization continued. It was observed that a center of gravity for the town needs to be created; a place that people are attracted to come. There seems to be a lot of energy in the community; Vermont Council on Rural Development attracted a big turnout of interested townspeople willing to participate in the discussion of the future of Roxbury. It was observed that change comes incrementally. Each change will encourage another change. But there needs to be a plan in place as we move forward.

gbArchitecture also presented some Maps to the Planning Commission; The 3 maps were titled Roxbury Revitalization Opportunities. They identified Potential Developmental Areas, Renovated/New Sidewalks & Curb Cuts, Existing Streetscape Plantings, Historic Interpretations, Parks/Green Space, Potential New Building Infill and Civic Buildings.

Discussion followed the presentation of the maps.

4. Next meeting: TBD; held in the Community Hall at 5:30pm.

5. Meeting adjourned at 7:15 pm

6. Respectfully submitted: Lucinda Sullivan, Clerk RPC