

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT Monday, October 26, 2015 – 7:00 p.m.
Regular Meeting Minutes and Motions

Members Present: Chair Rick Nassiff, Vice-Chair Vera Englert, Ernest Jay Starkel, Don Schofield, Tom Currier, Richard Napolitano, Robert Powell, Walter Tabor (Alternate), Larry Preston (Alternate)

Staff Present: Town Planner Paula Stahl, Board Clerk Kelly McGuire

- 1. CALL TO ORDER:** Chair Rick Nassiff called the meeting to order at 7:00pm
- 2. ROLL CALL AND SEATING OF ALTERNATES:** All Members present, no alternative seated
- 3. ADDITIONS/CHANGES TO AGENDA:** None
- 4. APPROVAL OF PZC REGULAR MEETING MINUTES OF OCTOBER 13, 2015:**
R. Nassiff MOVED to APPROVE the regular meeting minutes of October 13, 2015 as presented. D. Schofield SECONDED. MOTION CARRIED 4:0:3 with R. Nassiff, E. Starkel and R. Powell abstaining.
- 5. AUDIENCE OF CITIZENS:** None
- 6. UNFINISHED BUSINESS :**
 - 6.1 PZC-1516-03** Site Plan Application for Home Team Property Services LLC for office and storage/warehouse at 213 Route 6, Columbia, CT Assessor's Map # 06-26. APPLICATION WITHDRAWN.
- 7. NEW BUSINESS :** None
- 8. REGULATION REVISIONS:** None
 - 8.1** Rte 6 Corridor / Commercial Regulations: None
 - 8.2** Implementation of Columbia Lake ADHOC Committee recommendations: None
 - 8.3** Other zoning regulation revisions: None
- 9. COMMUNICATIONS AND REPORTS:**
 - 9.1 POCD:**

Survey results discussion. P. Stahl gave a brief overview of survey results. She said that she feels the survey includes feedback from a good cross section of residents. The cost of the survey was only about \$452, with 17% of residents participated in the survey, which was 231 responses out of 1500 households. In response to the Quality of Life question, 77% of residents rated their Quality of Life as excellent or very good. Many other statistics were discussed by P. Stahl and the Members. P. Stahl explained that the results will be available on the website soon. R. Nassiff asked that the survey results be forwarded to the full email list we have. Many Members commended P. Stahl on this project.

Discussion on Chapter 9: Business and Economic Development. P. Stahl opened a discussion on Business and Economic Development. She said she is seeking guidance and opinions from Members on areas and uses to consider for future development and other goals for the POCD. P. Stahl distributed a color coded map of the existing commercial and manufacturing zones in Columbia that depicted the various land use areas: residential, commercial or manufacturing, farm, town owned areas, etc. The map included a symbol indicating the areas which have severe limitations to potential development based on the topography and/or wetlands soils. P. Stahl suggested consolidating some zones and to

expand where it is possible to do so. She explained that she thought the commission should consider developing another commercial district in the center of town that would incorporate the existing businesses; that district could have unique lot size and regulations that would focus on the type of businesses that would be appropriate for the center of town. Based on the survey results, folks seemed to want to encourage home businesses, P. Stahl asked if the regulations on home business should be expanded for some additional special permit uses; Members felt that additional uses should not be added because of the potential conflict between a residence and an expanded home business. She also asked about incorporating a reference to the Route 6 Economic Development Corridor, Members concurred that it should be included. She has some other thoughts on economic development and will discuss at a future meeting.

9.2 CT Federation of Planning & Zoning Agencies Quarterly Newsletter -Fall 2015: Newsletter provided for Members

10. COMMISSION OPEN DISCUSSION: None

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT:

R. Nassiff MOVED to ADJOURN the regular meeting at 8:43pm. E. Starkel SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Kelly McGuire

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.