

TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, November 9, 2015 – 7:00 p.m.  
Regular Meeting Minutes

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

Members Absent: Ernest Jay Starkel

Staff Present: Town Planner Paula Stahl, Board Clerk Kelly McGuire, Connie Kisluk, Natasha Nau and First Selectman Carmen Vance

Others Present: Jeff Viens, Pam Viens, Lisa Napolitano, Paul Kubala, Merlin Cray, and three other citizens

**1. CALL TO ORDER:** Chair Rick Nassiff called the meeting to order at 7:02pm

**2. ROLL CALL AND SEATING OF ALTERNATES:** Larry Preston was seated for Ernest Jay Starkel

**3. ADDITIONS/CHANGES TO AGENDA:** None

**4. APPROVAL OF PZC REGULAR MEETING MINUTES OF OCTOBER 26, 2015:** R. Nassiff MOVED to APPROVE the regular meeting minutes of October 26, 2015. V. Englert SECONDED. MOTION CARRIED 7:0:0.

**5. AUDIENCE OF CITIZENS:** A number of citizens were present. R. Nassiff addressed them and explained the protocol for this part of the meeting.

They were asked to state their names and addresses for the record. J. Viens distributed a letter from "My Windham Project" as well as an article from The Chronicle. He spoke in favor of art/culture/murals filling blank spaces in Columbia and was in favor of the mural at Michaud Flooring. P. Kubala spoke and felt the mural should be removed as they are not murals but a sign, but it should be done through proper channels. P. Viens said she was in favor of the mural. She was against the business being fined and expressed her belief that a painted sign does not require a permit. L. Napolitano spoke in favor of the mural and felt penalties to this small business was a disincentive for small businesses to build and grow.

At the end of the comments, R. Nassiff thanked those that spoke for their comments and assured them that the Members heard all of their concerns.

**6. UNFINISHED BUSINESS:** None

**7. NEW BUSINESS:**

**7.1 PZC-1516-04:** Re-subdivision Application for Paul Pelletier of Lot 7 Foxboro Estates, 15 Latham Hill Road, Assessor's Map#31-7.

P. Stahl explained that the re-subdivision is to create two new lots, it has received IWWC approval, and the plan has been approved by the Sanitarian. She said that the final plan was just received and she

has not had an opportunity to review it, but she has met with the applicant and the engineers to review a preliminary plan and asked for corrections so that the zoning regulations would be met.

V. Englert MOVED to schedule a public hearing on December 14, 2015 in the Adella G. Urban Administrative Offices Conference Room, 323 Route 87, on Paul Pelletier's Re-subdivision Application for lot 7 Foxboro Estates, 15 Latham Hill Road, Assessor's Map #31-7. R. Powell SECONDED. MOTION CARRIED 7:0:0.

**8. REGULATION REVISIONS:**

**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:** P. Stahl said she would like to have a discussion with the Commission on Housing and Residential Development relating to the outcome of the survey and residents' desire for 55+ options in town and other new housing development options. She will do that at a future meeting.

R. Powell told P. Stahl that the Lake Management Advisory Committee received her letter on the review of the POCD draft as it relates to Columbia Lake, she should expect a reply by mid December.

**10. COMMISSION OPEN DISCUSSION:** V. Englert reported that her fuel fundraiser raised \$770.00. She thanked those that helped and contributed.

**11. AUDIENCE OF CITIZENS:** No Further Comments

**12. EXECUTIVE SESSION on Pending Litigation per State Statutes Section 1-200(6)(B):**

R. Nassiff MOVED TO enter into Executive Session at 7:25pm; D. Schofield SECONDED. MOTION CARRIED 7:0:0. Present were N. Nau, C. Kisluk, P.Stahl and First Selectman Carmen Vance.

R.Nassiff MOVED TO end the Executive Session at 8:24 PM; D. Schofield SECONDED. MOTION CARRIED 7:0:0.

There was no discussion.

**13. ADJOURNMENT:** R. Nassiff MOVED to ADJOURN the regular meeting at 8:25 p.m. D. Schofield 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.