

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, February 23, 2015- **7:00 p.m.**

Regular Meeting Minutes and Motions

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

Members Excused: Robert Powell

Staff Present: Town Planner Paula Stahl and Board Clerk Linda McDonald

Others Present: First Selectman Carmen Vance, Jessica Edgerly, Kevin Edgerly, Dan O'Neill

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:02 p.m.
2. **ROLL CALL AND SEATING OF ALTERNATES:** W. Tabor was seated for R. Powell.
3. **ADDITIONS/CHANGES TO AGENDA:** R. Nassiff MOVED to add Item 7.1: Discussion to add dog training to Home Occupation in the RA Zone and item 7.2: Support letter for the town to submit DEEP open space grant. E.J. Starkel SECONDED. MOTION CARRIED 7:0:0.
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF JANUARY 12, 2015:**
E. J. Starkel MOVED to APPROVE the regular meeting minutes of January 12, 2015 as presented. R. Napolitano SECONDED. MOTION CARRIED 6:0:1 with W. Tabor abstaining.
5. **AUDIENCE OF CITIZENS**
6. **UNFINISHED BUSINESS (Discussion/Possible Action)**
7. **NEW BUSINESS**
 - 7.1 Discussion of zone change proposal to add Dog Training to Home Occupation in the RA zone to the zoning regulations by special permit:

P. Stahl said she has received interest for a regulation change under special permit to allow addition of dog training in the RA zone and asked if the PZC would entertain a zoning amendment for this activity. J. Edgerly and K. Edgerly briefly explained their proposal. Discussion followed. R. Nassiff said he has an open mind but has extreme sensitivity to any outside noise and the potential impact on neighbors.
 - 7.2 Support letter for the town to submit DEEP open space grant.

P. Stahl explained that the town has approached Columbia Wellswood LLC to purchase land for the preservation of open space. The property has been appraised and a DEEP grant is being prepared. The role of the PZC in the grant submittal process would be to provide a support letter that preserving the property as open space is in keeping with the Plan of Conservation and Development (POCD). Discussion followed. For the record, R. Nassiff polled the members for individual perspectives on providing a support letter.

T. Currier MOVED to support the Town's proposed purchase of this parcel of land for open space as preserving the property as open space is in keeping with the Plan of Conservation and Development

(POCD). D. Schofield SECONDED. MOTION CARRIED 5:2:0 with V. Englert and R. Napolitano opposed.

8. REGULATION REVISIONS

8.1 Rte 6 Corridor / Commercial Regulations: P. Stahl said there is nothing to report at this time.

8.2 Sign Regulations- Review of Draft: R. Napolitano distributed a letter visibility chart to the members.

P. Stahl said the PZC will be receiving a regulation amendment/ change application to Section 52.7.19 (Neighborhood Retirement Housing) and setting a public hearing date.

R. Nassiff said a Lake Management Advisory Committee (LMAC) meeting is scheduled for March 4, 2015 at 7:00 p.m. with Dr. Robert Kortmann. The Commission members provided input on some questions from R. Powell to be presented to the LMAC on behalf of the PZC for discussion at that meeting regarding the nutrient allocation plan and implementation. R. Nassiff asked the Commissioners send him any additional questions for that meeting.

R. Nassiff asked that implementation of Columbia Lake ADHOC Committee recommendations be added to future PZC agendas.

9. COMMUNICATIONS AND REPORTS

9.1 POCD Update: No report.

9.2 ZEO Report

9.3 Permit Comparison Report

9.4 CFPZA Annual Conference, March 26, 2015

9.5 CT Land Use Law Training, March 21, 2015

9.6 CT Federation of Planning & Zoning Agencies Newsletter Winter 2015

10. COMMISSION OPEN DISCUSSION: V. Englert said the antique show for the benefit of the Columbia fuel fund has been moved to Sunday, March 1, 2015 in Yeomans Hall.

W. Tabor spoke about some PZC members being on multiple committees and commissions in town. Discussion followed.

11. AUDIENCE OF CITIZENS: No audience of citizens.

12. ADJOURNMENT: E. J. Starkel MOVED to ADJOURN the regular meeting at 8:56 p.m. R. Nassiff SECONDED. MOTION CARRIED 7:0:0.

The next regular meeting is scheduled for Monday, March 9, 2015.

Respectfully submitted by Linda H. McDonald

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