

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, March 9, 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, Christopher Ramm, Glenn Keegan, First Selectman Carmen Vance, Edward Pelletier

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00 p.m.
2. **ROLL CALL AND SEATING OF ALTERNATES:** W. Tabor was seated for R. Powell.
3. **ADDITIONS/CHANGES TO AGENDA:** There were no changes or additions to the agenda.
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF FEBRUARY 23, 2015:**

E. J. Starkel MOVED to APPROVE the regular meeting minutes of February 23, 2015 as presented. D. Schofield SECONDED. MOTION CARRIED 7:0:0.

5. **AUDIENCE OF CITIZENS:** No audience of citizens.
6. **UNFINISHED BUSINESS (Discussion/Possible Action)**
7. **NEW BUSINESS**

- 7.1 Receive and set public hearing date for **PZC-1415-07:** Application of Christopher Ramm for proposed regulation amendment/revision to Section 52.7.19 of the Columbia Zoning Regulations (Neighborhood Retirement Housing)

P. Stahl explained that she began meeting with C. Ramm over a year ago to discuss how the zoning regulations would mesh with what the Ramm's would like to do with a property they own in Town. Four to five months ago she began to actively work with Todd Ramm on drafting the proposed regulation amendments. The primary changes to the regulation would be that the housing project could be multiple parcels, a private entity could own the land and the work could be done in phases.

For the record, R. Nassiff said he understood the request was to try to come up with an approach to regulation changes to accommodate changes to the State regulations that preclude multiple septic systems on one large parcel that wasn't enabled under the Wickford Village approach to development and that there is no real change in the current use of the parcel that would be allowed under the current zoning regulations.

R. Nassiff MOVED to receive the application of Christopher Ramm for proposed regulation amendment/revision to Section 52.7.19 of the Columbia Zoning Regulations (Neighborhood Retirement Housing) and set the public hearing date for Monday, April 13, 2015 at 7:00 p.m. in the Adella G. Urban Administrative Office Building Conference Room, 323 Route 87, Columbia, CT. E. J. Starkel SECONDED. MOTION CARRIED 7:0:0.

8. REGULATION REVISIONS

8.1 Rte 6 Corridor / Commercial Regulations: No report.

8.2 Implementation of Columbia Lake ADHOC Committee recommendations: P. Stahl distributed for discussion a proposed matrix describing the dimensional requirements for non-conforming lots proposed by the Columbia Lake ADHOC Committee and a lot size analysis of town-wide lots less than 50,000 square feet. Implementation of this proposal would eliminate the need for special permit appeals to the Zoning Board of Appeals under Section 10.3.2 of the zoning regulations for increase in lot coverage or setback reductions.

Discussion followed on the concept of the grid. Developing the lots less than 10,000 square feet from seasonal to year-round would be difficult based on the septic system requirements.

R. Nassiff asked the members to come up with ideas on the issues of setbacks, lot coverage, the concepts of the matrix including the breakdown of the percentages on the matrix, total amount of impervious surface, applying the matrix to town-wide or just lake properties, and the possible modification of Section 10.3.2 of the zoning regulations for the next meeting. Discussion followed on the current language on the expansion of a non-conformity in Section 10.3.2 of the regulations.

9. COMMUNICATIONS AND REPORTS

9.1 POCD Update: P. Stahl said she is putting together a survey to be sent out this summer. Discussion followed possible ways to implement the survey to residents.

9.2 Open Space Grant Update: P. Stahl reported that the owner and town could not agree on a price and the owner prefers to develop the property rather than sell it to the Town.

10. COMMISSION OPEN DISCUSSION: R. Nassiff reported on the recent LMAC meeting with Dr. Robert Kortmann who spoke on the nutrient allocation plan (NAP). R. Nassiff said it was asked at the meeting whether a 10 percent reduction on the plan is enough to effect the nutrient load. Discussion followed on phosphorus migration through the soil to the lake as a function of time and distance, how to make meeting Best Management Practices (BMP's) simpler to achieve, whether a nutrient allocation plan is always necessary, incremental use of a lot as a trigger for the NAP, 'banking' previous BMP work and the impact of storm water culverts flowing into the lake.

C. Vance said the nutrient allocation plan has served the town well over the years.

11. AUDIENCE OF CITIZENS: No audience of citizens.

12. ADJOURNMENT: E. J. Starkel MOVED to ADJOURN the regular meeting at 8:23 p.m.
R. Napolitano SECONDED. MOTION CARRIED 7:0:0.

The next regular meeting is scheduled for Monday, March 23, 2015.

Respectfully submitted by Linda H. McDonald

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