

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, June 8, 2015- **7:00 p.m.**

Regular Meeting Minutes and Motions

Members Present: Chair Rick Nassiff, Secretary Robert Powell, Don Schofield, Ernest Jay Starkel, and Tom Currier, and Walter Tabor (Alternate)

Members Excused: Vice-Chair Vera Englert and Richard Napolitano

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

Others Present: First Selectman Carmen Vance

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. Napolitano.
3. **ADDITIONS/CHANGES TO AGENDA:** R. Nassiff MOVED to add to the agenda: Item 7.3 - Saxon B. Little Free Library Expansion. E. J. Starkel SECONDED. MOTION CARRIED 6:0:0.

4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF MAY 11, 2015**

E. J. Starkel MOVED to APPROVE the regular meeting minutes of May 11, 2015 as presented. S. Schofield SECONDED. MOTION CARRIED 5:0:1 with W. Tabor abstaining.

5. **AUDIENCE OF CITIZENS**

6. **UNFINISHED BUSINESS (Discussion/Possible Action)**

7. **NEW BUSINESS**

- 7.1 **PZC-1415-11:** Receive application and set public hearing date for the application of Wesley Wentworth, P.E. for a change of zone from commercial to residential for property at 20 Route 66, Columbia, CT, Assessor's Map 11, lot 28, property of Paul Randazzo.

This application was previously submitted last fall but withdrawn. P. Stahl said this property is contiguous to other residentially zoned land.

R. Nassiff MOVED to receive the application and set public hearing date for the application of Wesley Wentworth, P.E. for a change of zone from commercial to residential for property at 20 Route 66, Columbia, CT, Assessor's Map 11, lot 28, property of Paul Randazzo for Monday, June 22, 2015 at 7:00 p.m. in the Adella G. Urban Administrative Offices Conference Room, 323 Route 87, Columbia, CT. E. J. Starkel SECONDED. MOTION CARRIED 6:0:0.

- 7.2 **PZC-1415-12:** Receive application and set public hearing date for application of June Squier for three lot subdivision at 208 Route 66 South, Columbia, CT, assessor's map 24, lot 30 in the RA zone.

P. Stahl reported that this is the same application that came before the PZC for preliminary review. This has gone before the Inland Wetlands and Watercourses Commission (IWWC) for review and a site walk by the IWWC is planned for June 11, 2015 at 6:35 p.m. R. Nassiff requested that P. Stahl get permission from R. Hellstrom for the PZC members to individually view the property. P. Stahl said the proposal is to have the wetlands area and plus some additional land as open space so a trail can connect through there over to the CL&P land to Rec Park.

P. Stahl said this subdivision requires a conservation set-aside or fee-in-lieu and that the PZC will receive a recommendation from the Conservation and Agriculture Commission for an easement or fee-in-lieu. P. Stahl continued that when the IWWC meets next on July 6th, it may or may not take action. The PZC cannot make a decision on this application until it receives notice of the IWWC decision.

R. Nassiff MOVED to receive the application and set public hearing date for the application of June Squier for three lot subdivision at 208 Route 66 South, Columbia, CT, assessor's map 24, lot 30 in the RA zone for Monday, July, 13 2015 at 7:00 p.m. in the Adella G. Urban Administrative Offices Conference Room, 323 Route 87, Columbia, CT. E. J. Starkel SECONDED. MOTION CARRIED 6:0:0.

7.3 Saxon B. Little Library Expansion:

R. Powell recused himself from discussion on this agenda item.

R. Nassiff questioned what it is the PZC needs to consider as he thought it was considered and approved by the Zoning Board of Appeals (ZBA). P. Stahl responded that the ZBA only approved the lot coverage and it is not their purview to make approval for the whole plan.

P. Stahl said the regulations are not clear as to whether this needs to come before the PZC. Section 51 (site Plan Review) of the Columbia Zoning Regulations states if someone is establishing a certain use of land, they have to come before the PZC. The library is not establishing a use, it is already there. However, the table in Section 21 (Residential-Agricultural Districts) states a library is a permitted use by special permit approval from the PZC.

P. Stahl said businesses have expanded and need to come before PZC. She asked if the library, a quasi-commercial building, should too. Because the use has already been established, the regulations don't seem to require it and she believes it does not have to come before the PZC but go to the Zoning Official for compliance approval.

Discussion followed on the criteria in Section 52.6 that the ZBA take into consideration when approving a special permit.

R. Nassiff polled the board on their opinions as to whether the library expansion needs site plan review or Board special permit approval. The opinion of the Board is to modify current regulations with a measurable limit for commercial additions. Consensus of the Commission is that the library does not need PZC review.

R. Powell re-claimed his seat on the Board.

8. REGULATION REVISIONS

8.1 Rte 6 Corridor / Commercial Regulations: P. Stahl reported that there is no new update and the committee is waiting for review of the proposed regulations from Eric Trott.

8.2 Implementation of Columbia Lake ADHOC Committee recommendations: P. Stahl reviewed the ADHOC committee recommendations by Henry Beck regarding modifications to the zoning regulations related to certain uses near water bodies, including permitted uses, permitted uses by special permit and prohibited uses.

Carmen Vance commented the property that the Center Church camp sits on is an expansive tract of land. If it was sold, it could become a marina with cluster housing, developed with houses with right-of way to the lake or developed with a club with boats added to the lake.

R. Nassiff asked the Board to consider lake quality and living quality and what they would like to do and how to implement it at that area of the lake for future discussion.

R. Nassiff asked P. Stahl to provide a topographic map (build out analysis) of that area of the lake to the members. As a group, the Board could look at what would be advantageous for that section of town from a planning standpoint at a future meeting.

8.3 Other zoning regulation revisions: She said the Zoning Enforcement Officer (ZEO) has suggested changing the definition of junkyards. Discussion followed on possible revisions to Section 7 (Area, Location and Bulk Standards) including Section 7.4.2 (Additional Setbacks) and Section 7.4.7 (Reduced Setbacks in C & M Zones).

9. COMMUNICATIONS AND REPORTS

9.1 POCD Update: P. Stahl said Town Administrator Natasha Nau has volunteered to do first draft of three sections of the POCD; facilities and services, transportation and utilities.

9.2 Permit Comparison Report

10. COMMISSION OPEN DISCUSSION

11. AUDIENCE OF CITIZENS: There was no audience of citizens.

12. ADJOURNMENT: E. J. Starkel MOVED to ADJOURN the regular meeting at 8:22 p.m.
R. Nassiff SECONDED. MOTION CARRIED 6:0:0.

The next regular meeting is scheduled for Monday, June 22, 2015.

Respectfully submitted by Linda H. McDonald

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