

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, July 13, 2015- **7:00 p.m.**

Regular Meeting Minutes and Motions

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

Members Excused: all members present

Staff Present: Town Planner Paula Stahl and Recording Secretary Mary Latour

Others Present: Rob Hellstrom, Mark Reynolds and 17 residents

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:02 p.m.
2. **ROLL CALL AND SEATING OF ALTERNATES:** all members present
3. **ADDITIONS/CHANGES TO AGENDA:** There were no changes or additions to the agenda.
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF JUNE 22, 2015**

E.J. Starkel **MOVED to APPROVE** the regular meeting minutes of June 22, 2015 as presented.
D. Schofield **SECONDED. MOTION CARRIED 6:0:1** with R. Nassiff abstaining.

5. **AUDIENCE OF CITIZENS:** none

SUSPEND REGULAR MEETING: The meeting was suspended at **7:05** p.m.

OPEN PUBLIC HEARING FOR PZC-1415-12: 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.

R. Hellstrom of Rob Hellstrom Land Surveying LLC, representing the owner, stated that this is a proposal to add two building lots. Lot 1 is on Route 66 and contains an existing home, no change is proposed on this lot. Lot 2 is 3.7 acres with driveway off of Wickford Road. Lot 3 is a rear lot with 10.8 acres and uses the existing right of way for driveway; the drainage for that driveway is towards the swale with a berm to direct water toward that swale. The drainage near the house is directed toward the existing swale that runs along the stone wall to Wickford Road. To meet the open space requirements, 2.4 acres is set aside with conservation/access easement to protect wetlands.

Mark Reynolds, Reynolds Engineering Services, LLC stated that there are two important aspects of this subdivision: 1) the lots are large and are a low impact development and 2) the plan follows existing drainage patterns.

P. Stahl stated that the public hearing has been properly noticed. She also stated that on July 6th, the plan received approval from the Inland Wetlands Commission for the construction of the driveway for Lot 3. Also, at its July 2nd meeting, the Conservation Commission recommended that the PZC include a trail connection from Wickford Road to the EverSource power line trail as part of the open space provided.

P. Stahl provided background on the development. In 2002 when the Tunxis Woods subdivision was approved, the 'road stub' at the end of Wickford Rd was set aside as town property for future connection to the parcel to the west if/when it was developed. At that time the parcel to the west was about 36 acres. However, in settling Marshal Squier's estate, the court split that parcel and created a separate new lot that does not abut the 'road stub'. Only the portion owned by June Squier can be accessed from the 'road stub', and is the proposed access point for Lot 3.

In the 2006 POCD, trails and trail connections were proposed town wide – including a trail that connects through the Tunxis Woods subdivision to the EverSource (formerly CL&P) property. All EverSource-owned properties are open to the public between dawn and dusk, and many people use the service roads as trails. EverSource-owned parcels abut Lot 3, and continue to the west to Rec Park, and to the east to Rte 87 and Szedga Farm.

R. Nassiff asked if there were any comments from the public.

Norbert Blain, 9 Wickford Road, said he has concerns that new owners are considerate of existing development and that the buildings are homogeneous with the neighborhood; concerns with house placement on lot 3 and with privacy; concerns with impact on existing development on Wickford Road and Tunxis Drive.

Robert Bowles, 9 Brighton Lane, said he was concerned with Wickford Road being affected by drainage from proposed subdivision.

Mike Hamilton, 5 Tunxis Road, said he has concerns with whether hunting will be allowed on property as the state allows hunting on 10 acre lots; also concerned with house placement; Tunxis Woods subdivision originally approved but problems arose with drainage after that and does not want to see the problem arise again; concerns with type of driveway paved or gravel.

Mark Reynolds responded that the subdivision is designed to follow existing drainage patterns and to not disturb the area near wetlands; Lot 3's driveway is in the least impact position and will have the same result if either paved or gravel.

Kathleen Hamilton, 5 Tunxis Road, questioned if there can be restrictions on the new parcels similar to the ones on the original Tunxis Woods subdivision; and concerns with drainage; had to dig a trench around their property because of a drainage issue.

R. Nassiff stated that it is beyond the scope of the Commission to place building restrictions on the lots.

Ann Dunnack, 103 Lake Road, said she was there to represent the Open Space and Conservation Commissions. She sent a letter to the Commission dated July 5, 2015 regarding Columbia's POCD plan for a trail to connect the center of Town and Rec Park. The Conservation Commission recommends that a protected, town-owned, open space is used as a connection from Wickford Road to the Eversource power line trail. This would provide a trail to be safely accessed by children to walk to Rec Park.

Richard Wright, 1 Tunxis Drive, expressed concerns that swale next to his property will drain onto the road and add additional water especially after a heavy rain.

Lee Kelly, 1 Wickford Road, was concerned with the possibility of making the water problem worse; also has concerns with restrictions on new parcels and if would impact his property.

Mark Reynolds responded that the proposed plan categorically represents a design to contain and control drainage up to a 25 year storm event.

Harriet Derway, 143 Route 66, stated that she and her neighbor already have water flowing from this property onto theirs, and are concerned that there will be additional water; she is also concerned with the possibility of a horse farm on new parcel.

P. Stahl responded to say that the plans show all footing and curtain drains are placed away from her property, and will direct water towards the northeast.

N. Blair asked if the Commission would consider a buffer zone along the west side of his property.

June Squier offered to provide the buffer between Mr. Blair's property and Lot 3's driveway.

Kathleen Hamilton said with so many drainage problems from the first subdivision, she hopes that this subdivision will not also have drainage problems.

Adrienne Wright, 1 Tunxis Drive, is concerned with placement of driveway on Lot 3.

E. J. Starkel **MOVED to CONTINUE** the public hearing to June 27th in order to obtain additional information and to hear additional public comment, D. Schofield **SECONDED. MOTION CARRIED 7:0:0.**

RESUME REGULAR MEETING: The meeting was resumed at **8:38 p.m.**

6. UNFINISHED BUSINESS (Discussion/Possible Action)

- 6.1 PZC-1415-12:** 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

There was no discussion or action on this agenda item as the public hearing has been continued.

7. NEW BUSINESS

- 7.1 PZC-1516-01:** Application of Walt Tabor for site plan modification for Lots 8 and 9 of Hunters Ridge Subdivision.

Walter Tabor recused himself from the table.

W. Tabor said that he presented amended plan 8 months ago to modify the driveway on Lots 6 and 7 to create separate driveways. This application is to do the same on Lots 8 and 9; he spoke with George Murphy, the road superintendent, who said a common driveway causes more problems than separate ones. The change does not affect the drainage swales or sanitation.

E. J. Starkel **MOVED to AMEND** the Site Plan as requested for Hunters Ridge Subdivision for the driveway access for Lots 8 and 9 per Section 4.1.3 of Columbia's Subdivision Regulations per the submitted site plan and statements made by the applicant. D. Schofield **SECONDED**; R. Nassiff **ABSTAINED. MOTION CARRIED 6:0:1**

Discussion followed on whether the roof drain provisions shown on a subdivision's site plan could be modified by the ZEO. Rain gardens are the latest method being suggested, but there are long term maintenance concerns and some homeowners don't want them. The members felt that as long as the roof drainage was being handled properly, as determined by an engineer, then the ZEO could approve that modification. P. Stahl asked for a motion for the record.

R. Nassiff **MOVED TO** authorize the Zoning Enforcement Officer to sign off on changes to the roof drainage plan on a house plot plan if substantiated by an engineer that there is no change to the run off. E. J. Starkel **SECONDED. MOTION CARRIED 7:0:0**

8. REGULATION REVISIONS

- 8.1 Rte 6 Corridor / Commercial Regulations – no discussion
- 8.2 Implementation of Columbia Lake ADHOC Committee recommendations – no discussion
- 8.3 Other zoning regulation revisions – no discussion

9. COMMUNICATIONS AND REPORTS

- 9.1 POCD Update
 - P. Stahl presented members with draft survey to be discussed and reviewed at next regular meeting
- 9.2 Permit Comparison Report

10. COMMISSION OPEN DISCUSSION

- 11. AUDIENCE OF CITIZENS - none

12. EXECUTIVE SESSION on pending litigation (per Statutes Section 1-200(6)(B))

R. Nassiff **MOVED TO** enter into Executive Session at 9:25 PM; T. Currier **SECONDED. MOTION CARRIED 7:0:0**

R. Napolitano **MOVED TO** end the Executive Session at 10:01 PM; E.J. Starkel **SECONDED. MOTION CARRIED 7:0:0.**

There was no discussion.

- 13. **ADJOURNMENT:** R. Napolitano **MOVED to ADJOURN** the regular meeting at 10:02 p.m. E.J. Starkel **SECONDED. MOTION CARRIED 7:0:0.**

The next regular meeting is scheduled for Monday, July 27, 2015.

Respectfully submitted by Mary Latour

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