

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Tuesday, October 13, 2015 – 7:00 p.m.

Regular Meeting Minutes and Motions

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

Members Excused: Chair Rick Nassiff, Ernest Jay Starkel, Robert Powell

Staff Present: Town Planner Paula Stahl, Board Clerk Kelly McGuire

Others Present: Town Administrator Natasha Nau, John Jamieson, John Wilkinson

1. CALL TO ORDER: Vera Englert called the meeting to order at 7:03pm

2. ROLL CALL AND SEATING OF ALTERNATES: Walter Tabor was seated for Ernest Jay Starkel and Larry Preston was seated for Robert Powell.

3. ADDITIONS/CHANGES TO AGENDA : None

4. APPROVAL OF PZC REGULAR MEETING MINUTES OF August 24, 2015: D. Schofield MOVED to APPROVE the regular meeting minutes of August 24, 2015 as presented. R. Napolitano SECONDED. MOTION CARRIED 4:0:2 with W. Tabor and L. Preston abstaining.

5. AUDIENCE OF CITIZENS: No audience of citizens

6. UNFINISHED BUSINESS (Discussion/Possible Action): None

7. NEW BUSINESS:

7.1 PZC-1516-02 Site Plan Modification for John's Scrap Metal Removal, 223 Route 6, Columbia, CT Assessor's Map #06-027

John Jamieson addressed the Members . He briefly described the reasons why they are before PZC. He said they have resolved their IWWC issues and are before PZC to proceed with suggestions made by IWWC, which includes a canopy over their large outdoor processing area. He described the plans which show they have constructed retention ponds and silt fencing for water runoff as required by IWWC. He described their business as one that buys and sells scrap metal from both commercial and individuals. They sell usable items and they process the rest. He also said they have been in business there for 22 years. D. Schofield asked about any chemical removal. J. Jamieson explained that everything is inspected upon delivery and will be rejected if they are not void of chemicals. Oil tanks are required to be cut in half and cleaned, etc. He further explained that they have 3-4 employees that inspect the loads up front and help to unload them. J. Wilkinson explained the proposed canopy is the change they are requesting. He said the IWWC originally suggested that they load materials into containers and cover them, but he was concerned for the safety of his employees. Covering and uncovering the containers is dangerous, and the proposed 60'x80' canopy will make it much safer for everyone. P. Stahl asked about the height of the canopy. J. Wilkinson explained that the canopy is 45' on the high side, but if standing on Route 6, it would only appear 5' high because they are down in a hole. P. Stahl advised that the maximum height in the Manufacturing District is 40', and according to the regulations, height is measured from 10' around the structure. V. Englert asked if the canopy could be lower. Per J. Wilkinson, if the canopy is lower, there would not be adequate clearance for the equipment and they would risk hitting the canopy. This is also a concern for safety for the handler. He further stated that the canopy will have 20' sides on three sides. There was much discussion by all Members and applicants about this. P. Stahl read aloud what the regulations say about measuring the building heights of a structure.

P. Stahl made the Members aware of the amount of customers John's Scrap Metal sees on average, which is about 50 people per day and many trucks per day of various sizes. Some are large hauler trucks, while others are passenger trucks. She further explained that there are people going there to

shop for items as well as to drop off. P. Stahl expressed some concern that customers may not know where to go on the site and risk getting injured as a result of so many vehicles. The applicant has suggested delineating customer parking and some signage to lessen this concern. P. Stahl explained to Members that the applicants have indicated on their application what they believe their realistic future growth numbers will be. If their growth exceeds these numbers, they may need to appear before the board again. Several Members expressed concern that this may be limiting John's Scrap Metal from growing their business. P. Stahl reminded the Members that the primary goal for Planning and Zoning is public safety. She further explained that the applicants agreed to indicate a benchmark in their activity level as a way to make sure safety is maintained. There was much discussion on this topic by all Members.

R. Naploitano MOVED to APPROVE Site Plan Modification for John's Scrap Metal Removal, 223 Route 6, Columbia, CT. Assessor's Map #06-027 to build a canopy structure (approximately 60'x80') with a height of 40', and for increased activity per the application submitted and verbal statements made by the applicant and subject to the following:

Compliance with the performance standards of Section 65, all outdoor lighting be down lights, that the activity level does not exceed statements made on the application and verbal statements made during the meeting, and the parking lot striping and signage is approved by the Town Planner and Zoning Enforcement Officer. D. Schofield SECONDED. MOTION CARRIED 5:0:1 with V. Englert abstaining.

7.2 PZC-1516-03 Site Plan Application for Home Team Property Services LLC for office and storage/warehouse at 213 Route 6, Columbia, CT Assessor's Map # 06-26.

The applicant was not present and P. Stahl said the application was submitted incomplete.

8. REGULATION REVISIONS

8.1 Rte 6 Corridor / Commercial Regulations: No discussion

8.2 Implementation of Columbia Lake ADHOC Committee recommendations:

No discussion, but T. Currier said he found their conclusions very "interesting".

8.3 Other zoning regulation revisions: No discussion

9. COMMUNICATIONS AND REPORTS

9.1 POCD update and survey results

There were 231 responses out of approximately 1500 households. P. Stahl explained that she is compiling the results. The Chronicle Newspaper is interested in the details, but P. Stahl will report to PZC Members before giving any information to the Chronicle. She said she will get the information to the Members by the next scheduled meeting and will post her report on the POCD web page.

Lastly, P. Stahl informed Members of the advanced training in Haddam and basic training in Lebanon.

9.2 2016 Calendar

D. Schofield MOVED to APPROVE the 2016 calendar as presented.

R. Napolitano SECONDED. MOTION CARRIED 6:0:0.

10. COMMISSION OPEN DISCUSSION :

V. Englert distributed a Fuel Fundraiser flyer.

11. AUDIENCE OF CITIZENS

12. ADJOURNMENT:

D. Schofield MOVED to ADJOURN the regular meeting at 7:52 p.m. R. Napolitano SECONDED. MOTION CARRIED 6:0:0.

Respectfully submitted by Kelly McGuire

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