

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, November 23, 2015 – 7:00 p.m.
Regular Meeting Agenda

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

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

1. CALL TO ORDER: Chair Rick Nassiff called the meeting to order at 7:01pm

2. ROLL CALL AND SEATING OF ALTERNATES: All Members present

3. ADDITIONS/CHANGES TO AGENDA: None

4. APPROVAL OF PZC REGULAR MEETING MINUTES OF NOVEMBER 9, 2015:

T. Currier **MOVED** to APPROVE the regular meeting minutes of November 9, 2015. R. Napolitano **SECONDED**. EJ Starkel abstained. MOTION CARRIED 6:0:1.

5. AUDIENCE OF CITIZENS: None

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

7. NEW BUSINESS:

7.1 PZC-1516-05: Sign Application for Crossroads Fitness dba Columbia Cross-Fit located at 106 Route 66 East, Columbia, CT Assessor's Map# 10-79.

P. Stahl explained that there are 3 LLC's under the same family ownership, and Cross-Fit wishes to install a wall sign on the building where it is located. P. Stahl said that Connie Kisluk (Zoning Enforcement Officer) has confirmed that the sign meets zoning regulations. The owners were notified that only 2 wall signs are allowed, and a 3rd would not be allowed. R. Powell asks if there is any way to encourage them to make the signs consistent with one another, R. Nassiff said that the concern of Members is only about making sure the sign meets regulations and nothing more. P. Stahl explains that the business is in the Manufacturing District, and this follows those regulations; the Commercial District sign regulations are different. R. Nassiff added that this is an example as to why the Commission should give consideration to merging the Manufacturing District with the Commercial District. By doing so, signage regulations would be consistent between the two districts.

E. Starkel **MOVED** to APPROVE the proposed Sign Application for Crossroads Fitness dba Columbia Cross-Fit. D. Schofield **SECONDED**. MOTION CARRIED 7:0:0.

7.2 PZC-1516-06: Site Plan Application for Hometown Builders LLC for 117 Route 66 East, Columbia, CT Assessor's Map# 10-82

P. Stahl explained that the final site plan was received Thursday morning. As she did a plan review, two concerns arose and she promptly emailed the applicants. One concern was that the setback of the garage was twenty feet less than ZBA had approved. The second was that John Valente, after doing a site walk, felt he did not have jurisdictional authority to approve the pipe work, therefore an application needed to be made to the IWWC. R. Powell expressed concern that handrails were not on the plan along the 1:12 walkway. V. Englert asked about the material that's been delivered to the site, and wonders if permits were obtained. P. Stahl said that no permit has been issued, she would need to check the regulations to see

if a Special Permit would be required in this situation. R. Powell noted that the stockpile area was not indicated on the plan. P. Stahl said that the Statute clock has started as the application has been formally received tonight; however, no further action can be taken by the PZC until the IWWC approves the site plan.

7.3 Squire Subdivision: Request for a 90 day extension to file the Final Plan with the Town Clerk.

P. Stahl explained that the regulations require a subdivision plan to be filed with the town clerk within 90 days. She said that Mrs. Squire's attorney is working on the language for the easements, and this extension is necessary. A formal request was emailed to P. Stahl.

R. Nassiff **MOVED** to GRANT the request for a 90 day extension to file the Final Subdivision Plan with the Columbia Town Clerk. The new extension date is 2/28/16. V. Englert **SECONDED**. MOTION CARRIED 7:0:0.

8. REGULATION REVISIONS:

8.1 Rte 6 Corridor / Commercial Regulations: None

8.2 Implementation of Columbia Lake ADHOC Committee recommendations: None

8.3 Other zoning regulation revisions – Updated List of Priorities

The members reviewed the list and prioritized revisions with a goal of focusing on specific areas. P. Stahl will draft revisions for their review at a future meeting.

9. COMMUNICATIONS AND REPORTS:

9.1 POCD: Discussion on Chapter 8: Housing and Residential Development

P. Stahl said she would like to get their views on the focus for the housing section of the POCD. Members felt that there shouldn't be much change from the last POCD. There was discussion on the need for workforce housing, and perhaps within some areas in the Rte 6 Corridor. Some survey responses asked for smart housing development that protected woodlands and other natural resources. Member felt that the town should still consider Conservation Subdivisions, and perhaps require that type of subdivision for large lots – perhaps 20 or 30 acres.

10. COMMISSION OPEN DISCUSSION:

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT: E. Starkel **MOVED** to ADJOURN the regular meeting at 8:20pm. D. Schofield **SECONDED**. MOTION CARRIED 7:0:0.

Respectfully Submitted by Kelly McGuire

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

