

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, May 23, 2016 – 7:00 p.m.
Regular Meeting Minutes

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

Members Excused: Tom Currier, Walter Tabor (alternate),

Staff Present: Town Planner Paula Stahl, Board Clerk Terri Ingersoll

Others Present: First Selectman Carmen Vance, Ann Dunnack, Joel Perry of Graphics Unlimited

1. **CALL TO ORDER** - The meeting was called to order at 7:01 pm
2. **ROLL CALL AND SEATING OF ALTERNATES** – Larry Preston was seated for Tom Currier
3. **ADDITIONS/CHANGES TO AGENDA** - None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF May 9, 2016**
Ernest Jay Starkel MOVED to APPROVE the Regular Meeting Minutes of May 9, 2016 as written.
Don Schofield SECONDED. MOTION CARRIED 4-0-3 (Vera Englert, Richard Napolitano, and Larry Preston Abstained)
5. **AUDIENCE OF CITIZENS** - None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None
7. **NEW BUSINESS (Discussion/Possible Action):**
 - 7.1 **PZC-1516-10:** Sign Application for United Services Inc for 233 Route 6, Columbia, CT Assessor's Map # 6-28A
Vera Englert and Rick Nassiff complimented Joel Perry on the eye appealing sign that he created.
Rick Nassiff MOVED to APPROVE the Sign Application for United Services Inc for 233 Route 6, Columbia, Ernest Jay Starkel SECONDED. MOTION CARRIED 7-0-0
8. **REGULATION REVISIONS**
 - 8.1 Rte 6 Corridor / Commercial Regulations
 - 8.2 Implementation of Columbia Lake ADHOC Committee recommendations

8.3 Other zoning regulation revisions:

Members discussed the priority order of needed revisions with a goal to hold one or two public hearings over the next 6 months. Two revisions, 10.3.2 and signage, have been drafted and reviewed by the commission. The next highest priorities are the commercial/manufacturing regulations, the keeping of animals, roadside stand approval requirements, and conservation subdivisions for watershed protection. P. Stahl said she will revise the signage regulation draft in light of recent court case findings, and will work on a rough draft of the commercial/manufacturing for their review.

9. COMMUNICATIONS AND REPORTS

9.1 Protected Open Space in Columbia

Members reviewed the report outlining the protected open space in Columbia. Discussion ensued on the state goals for open space and grant fund availability.

10. COMMISSION OPEN DISCUSSION – No Discussion

11. AUDIENCE OF CITIZENS - None

12. ADJOURNMENT

Rick Nassiff MOVED to ADJOURN at 7:45 p.m. Robert Powell SECONDED. MOTION CARRIED 7-0-0