

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, May 9, 2016 – 7:00 p.m.  
Regular Meeting Minutes

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

**Members Excused:** Richard Napolitano, Vera Englert, Larry Preston (Alternate)

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

**Others Present:** Tom McGrath, Ingrid Wood, Mary Roickle

1. **CALL TO ORDER** – The meeting was called to order at 7:02 PM
2. **ROLL CALL AND SEATING OF ALTERNATES** – No alternates seated
3. **ADDITIONS/CHANGES TO AGENDA** - None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF April 11, 2016**  
Rick Nassiff MOVED to APPROVE the Regular Meeting Minutes of April 11, 2016 as written. Ernest Jay Starkel SECONDED. MOTION CARRIED 5-0-0
5. **AUDIENCE OF CITIZENS** - None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None
- 6.1 **POCD Discussion**  
Mary Roickle complimented on how the POCD was so fun, easy to read and a pleasure, and so well organized. Rick Nassiff also expressed a job well done.

Paula Stahl showed a PowerPoint highlighting the draft 2016 POCD.

Ingrid Wood, Town Historian asked if Columbia’s overall plan dovetails into CT’s master plan. Paula Stahl said it does, and added that that the State’s plan is more focused on determining if a project is fundable.

Tom McGrath, Conservation Commission and Szegda Farm Management Committee Chair commented that he didn’t see Szegda Farm management listed in the implementation section. He also said that trail maintenance should be under Conservation AG Commission’s trails subcommittee. Paula Stahl said she make those corrections.

Mary Roickle, Columbia Lake Association and LMAC said Columbia Lake Association would have comments and any questions prior to June 13 Public Hearing.

Ingrid Wood additionally asked how much Open Space is ideal to avoid sewers. Members discussed it and felt that a significant increase in housing might result in needing a sewer system in

town. Members also asked about the total percentage of Open Space and wetlands; P. Stahl said she will have statistical data for the next meeting.

- 7. NEW BUSINESS (Discussion/Possible Action):** None
  
- 8. REGULATION REVISIONS** – No discussion
  - 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:  
Review the boundaries of the Commercial and Manufacturing Zones. – No discussion
  
- 9. COMMUNICATIONS AND REPORTS** - No discussion
  - 9.1 Connecticut Federation of Planning and Zoning Agencies Newsletter** - No discussion
  - 9.2 Monthly Report** - Members briefly discussed the Monthly Report
  
- 10. COMMISSION OPEN DISCUSSION** - No discussion
- 11. AUDIENCE OF CITIZENS** - None
- 12. ADJOURNMENT**  
Rick Nassiff MOVED to ADJOURN at 8:00 PM Tom Currier SECONDED. MOTION CARRIED 5-0-0