

**TOWN OF COLUMBIA**  
**PLANNING AND ZONING COMMISSION**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, July 11, 2016 – 7:00 p.m.  
**Regular Meeting Minutes**

**Members Present:** Chair Rick Nassiff, Don Schofield, Robert Powell, Ernest Jay Starkel, Tom Currier, Vera Englert, Richard Napolitano, Walter Tabor (alternate), and Larry Preston (Alternate)

**Members Excused:** None

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

**Others Present:** None

1. **CALL TO ORDER:** The meeting was called to order at 7:01pm

2. **ROLL CALL AND SEATING OF ALTERNATES:** All members were present

3. **ADDITIONS/CHANGES TO AGENDA:** None

4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF June 27, 2016**

E.J. Starkel **MOVED** to **APPROVE** the Regular Meeting minutes of June 27, 2016 as written  
Don Schofield **SECONDED. MOTION CARRIED 7-0-0**

5. **AUDIENCE OF CITIZENS:** None

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

7. **NEW BUSINESS:** None

8. **REGULATION REVISIONS**

8.1 **Review draft revisions**

R. Nassiff reviewed the updated list of zoning regulation revisions and discussed the priorities and goals for the revisions. P. Stahl suggested that as a temporary correction, the roadside stand provision could be changed from special permit to staff approval. Discussion ensued on the need for commercial agriculture regulations. P. Stahl recommended adopting a tiered approach with most uses approved by staff, uses that have a slightly more intense activity approved by site plan approval, and other uses that could impact neighbors approved by special permit.

P. Stahl reviewed housekeeping changes to Sections 7 and 8 to clarify the language, and to delete sections that are not needed.

There have been concerns with the keeping of animals on house lots. To address those concerns, she suggested completely rewriting 8.10 to clearly define the area needed for livestock and the separation required to abutting properties. Members felt that this section should be applied only to avocational uses, and would discuss the setbacks and minimum area for each animal at the next meeting.

P. Stahl reviewed the draft sign regulations; the primary change is in the approval process as that would change from PZC approval to staff approval. Another change is to use a table format for two categories: residential and non-residential districts. The tables include numbers for sizes and heights as placeholders, at a future meeting the members will discuss the draft in more detail.

9. **COMMUNICATIONS AND REPORTS**

To help the PZC see what changes are needed in the regulations, R. Nassiff said that he has asked Connie Kisluk, ZEO, to provide a report of active enforcement activity.

10. **COMMISSION OPEN DISCUSSION:** None

11. **AUDIENCE OF CITIZENS:** None

12. **ADJOURNMENT:**

R. Nassiff **MOVED** to **ADJOURN** at 8:47pm

R. Napolitano **SECONDED. MOTION CARRIED: 7-0-0**

Respectfully submitted by Terri Ingersoll

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