

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, November 14, 2016 – 7:00 p.m.
Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Vice Chair Vera Englert, Robert Powell, Don Schofield, Thomas Currier, Richard Napolitano, Larry Preston (alternate), Walter Tabor (alternate)

Members Excused: E.J. Starkel

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

Others Present: First Selectman Carmen Vance

1. **CALL TO ORDER:** Rick Nassiff called the meeting to order at 7:06 pm

2. **ROLL CALL AND SEATING OF ALTERNATES:**
Larry Preston was seated as an alternate.

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

4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF September 12, 2016:**

Vera Englert **MOVED** to **APPROVE** the regular meeting minutes of September 12, 2016
Don Schofield **SECONDED**. **MOTION CARRIED 4:0:3** with R. Nassiff, R. Napolitano and L. Preston abstaining.

5. **AUDIENSCE OF CITIZENS:**

Rick Nassiff talked about the process of taking legal action on zoning violations.

Vera Englert requested that the economic development group would like the sign regulations be revised. P. Stahl mentioned that temporary sign regulations are a concern; members discussed, noting that citizens should share their complaints and concerns with the Planning and Zoning Commission.

Walt Tabor, speaking as a citizen, read a letter to the Commission inquiring about regulation changes specific to the needs of farms, including road side stands needing a special permit approval, the small size of a road side stand, and agri-tourism such as a winery.

Robert Powell thanked Tom Currier for running in the election.

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

7. **NEW BUSINESS :** None

8. **REGULATION REVISIONS**

8.1 Update list

P. Stahl reviewed the proposed list of regulation revision items; the members discussed the suggested zone changes and prioritized the suggested list. The Commission will meet on 11/28 to take up the first two items.

8.2 Review Drafts:

P. Stahl talked about the regulations for non-conforming lots and possible revisions that would make certain changes by zoning permit instead of ZBA public hearing. She showed a list of 864 non-conforming properties showing each lot size and zone.

9. COMMUNICATIONS AND REPORTS

9.1 Establish 2017 PZC Regular Meeting dates:

Rick Nassiff **MOTIONED** to **APPROVE** the PZC 2017 meeting schedule
Rich Napolitano **SECONDED. MOTION CARRIED 7:0:0**

9.2 October 2016 Permit Comparison Report
Members and staff reviewed the report.

10. COMMISSION OPEN DISCUSSION:

The members discussed concern with a horse farm that made unpermitted changes to the site to redirect stormwater to neighbors property. Robert Powell suggested the possibility of posting a bond to adhere to site plans. Members discussed that in this case the action was taken after the CO was issued.

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT:

At 8:36 Rick Nassiff **MOTIONED** to **ADJORN** Vera Englert **SECONDED. MOTION CARRIED 7:0:0**

Respectfully submitted by Terri Lasota (Board Clerk)

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