

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Monday, March 28, 2016 – 7:00 p.m.

Regular Meeting Minutes

Members Present: Chair Rick Nassiff, Vice-Chair Vera Englert, Don Schofield, Tom Currier, Robert Powell, Richard Napolitano, E. J. Starkel, Larry Preston (alternate)

Members Absent: Walter Tabor (alternate)

Staff Present: Town Planner Paula Stahl

Others Present: Natasha Nau, Town Administrator

1. **CALL TO ORDER** – the meeting was called to order at 7:02 PM
2. **ROLL CALL AND SEATING OF ALTERNATES** – all members present
3. **ADDITIONS/CHANGES TO AGENDA** - none
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF March 14, 2016.** R. Nassiff MOVED to approve the minutes of the regular meeting of March 14, 2016 as presented. T. Currier SECONDED. MOTION CARRIED 5:0:2. R. Napolitano and E.J. Starkel abstained.

APPROVAL OF PZC SPECIAL MEETING MINUTES OF March 21, 2016. R. Nassiff MOVED to approve the minutes of the special meeting of March 21, 2016 as presented. T. Currier SECONDED. MOTION CARRIED 7:0:0.

5. **AUDIENCE OF CITIZENS** – none
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** none

7. **NEW BUSINESS (Discussion/Possible Action):**

PZC-1516-09: Site Plan Application for Dorsey Customs LLC for 213 Route 6, Columbia, CT Assessor’s Map # 6-026.

The applicant explained that the business is a licensed automobile repair business that has outgrown the space they have rented in Franklin for the past 4 years and would like to locate in Columbia. All equipment and supplies would be stored indoors, cars awaiting repair or ready for pick-up would be parked behind the building. A small area of the building would be used for retail sales of automotive accessories. The existing wall sign structure will be used for the new sign.

R. Nassiff MOVED to APPROVE the Site Plan Application for Dorsey Customs LLC for 213 Route 6, Columbia, CT Assessor’s Map# 6-26 to locate a car repair facility within the existing building per the application, proposed use statement, and site plan submitted, and statements made by the applicants, with the following conditions:

- there will be no outdoor storage of any automotive parts unless fully screened from adjoining properties to the satisfaction of Town staff, and
- there are no limitations in the hours of operation.

D. Schofield SECONDED. The MOTION CARRIED 6:0:1. V. Englert abstained.

8. REGULATION REVISIONS

- 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 – no discussion

9. COMMUNICATIONS AND REPORTS

9.1 POCD:

The Commission reviewed the final draft and made a few revisions.

R. Nassiff MOVED to authorize the Town Planner to submit the revised draft of the 2016 Columbia Plan of Conservation and Development to CRCOG, the Columbia Board of Selectman and to post on the Town's website; and to schedule a listening session for May 9th and the Public Hearing for June 13th. T. Currier SECONDED. MOTION CARRIED 7:0:0.

10. COMMISSION OPEN DISCUSSION -none

11. AUDIENCE OF CITIZENS - none

12. ADJOURNMENT E. J. Starkel MOVED to ADJOURN at 7:56 PM. R. Nassiff SECONDED. MOTION CARRIED 7:0:0.

Respectfully submitted by Paula Stahl

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