

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, January 12, 2015- **7:00 p.m.**

Regular Meeting Minutes and Motions

Members Present: Chair Rick Nassiff, Vice-Chair Vera Englert, Don Schofield, Ernest Jay Starkel, Robert Powell, Tom Currier, and Richard Napolitano

Members Excused: Walter Tabor (Alternate)

Staff Present: Town Planner Paula Stahl and Board Clerk Linda McDonald

Others Present: Ann Dunnack, Dan O'Neill

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:02 p.m.
2. **ROLL CALL AND SEATING OF ALTERNATES:** There was a quorum and no alternate was seated.
3. **ADDITIONS/CHANGES TO AGENDA:** There were no changes or additions to the agenda.
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF DECEMBER 8, 2014:**
E. J. Starkel MOVED to APPROVE the regular meeting minutes of December 8, 2014 as presented. V. Englert SECONDED. MOTION CARRIED 6:0:1 with T. Currier abstaining.
5. **AUDIENCE OF CITIZENS:** There was no audience of citizens.
6. **UNFINISHED BUSINESS (Discussion/Possible Action)**
7. **NEW BUSINESS**
 - 7.1 Election of Officers: V. Englert nominated Robert Powell as Secretary for calendar year 2015. D. Schofield nominated Richard Nassiff Jr as Chair and Vera Englert as Vice-Chair for calendar year 2015. There were no other nominations put forward.

D. Schofield MOVED to ELECT Richard Nassiff Jr. as PZC Chair, Vera Englert as PZC Vice-Chair and Robert Powell as PZC Secretary for calendar year 2015. T. Currier SECONDED. MOTION CARRIED 7:0:0.
8. **REGULATION REVISIONS**
 - 8.1 Rte 6 Corridor / Commercial Regulations: P. Stahl said she, Patrice Carson, Town Planner for Bolton and Eric Trott, Town Planner for Coventry are working on developing the commercial design standards based on the comments from the Rte 6 committee, and after that a simple format for the zoning regulations. Their next meeting is scheduled for next week.
 - 8.2 Sign Regulations- Review of Draft: P. Stahl reviewed the current working draft dated 12/1/14. R. Nassiff complimented the members of the sub-committee on the effort put forth in the draft regulations and said these regulations are much better than the current regulations for signs. E. J. Starkel said his impression was that there would be more allowance for size of the signs and that A-frame temporary signs should not require a permit. R. Powell agreed there should be more latitude with temporary signs. R. Nassiff recommended allowing temporary banners and balloons and the use of an A-frame menu board but to have a time limit and to make it clear

that the signs are permitted by staff approval but that there could be instances where there could be relief granted by the Commission. R. Nassiff asked that the Board address square footage of signs, and re-visit the types of prohibited signs and to let business know that this is a business-friendly community. Discussion followed.

9. COMMUNICATIONS AND REPORTS

9.1 Resignation of James Knight from PZC

9.2 Appointment of Richard Napolitano to PZC

9.3 Report from Columbia Lake AdHOC Committee: The Commission reviewed and discussed the seven recommendations to the PZC from the AdHOC committee. R. Powell said the Lake Management Advisory Committee (LMAC) has been directed by the Board of Selectmen (BOS) to invite Dr. Kortmann to attend a LMAC meeting to review the nutrient allocation plan. The PZC would like notification of this meeting.

9.4 POCD Update: There was no report.

10. COMMISSION OPEN DISCUSSION: R. Powell said a Nutrient Allocation Plan (NAP) is required by the Zoning Enforcement Officer (ZEO) when a building permit is issued in the three lake overlay zones. He suggested that some of the standards that trigger an NAP (i.e. shingling a roof) should be reviewed by the PZC. V. Englert said the date for her fuel assistance fundraiser is February 22.

11. AUDIENCE OF CITIZENS: There was no audience of citizens.

12. ADJOURNMENT: E. J. Starkel MOVED to ADJOURN the regular meeting at 8:30 p.m. D. Schofield SECONDED. MOTION CARRIED 7:0:0.

The next regular meeting is scheduled for Monday, January 26, 2015.

Respectfully submitted by Linda H. McDonald

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