

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 17, 2015-7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICE CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
REGULAR MEETING MOTIONS AND MINUTES

Members Present: Chair Joseph Narkawicz, Vice-Chair Carole Williamson, Secretary Jeffrey Vose, William Petrone, and Gary Littlefield and Keith Peck (Alternate)

Members Excused:

Staff Present: ZEO Constance Kisluk and Board Clerk Linda McDonald

Others Present: John Jamieson, John Wilkinson

CALL TO ORDER: Chair J. Narkawicz called the meeting to order at 7:00 p.m.

ROLL CALL: All members were present.

CHANGES/ADDITIONS TO AGENDA

APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 24, 2015: The minutes of September 24, 2015 were amended as follows:

J. Vose MOVED to APPROVE the regular meeting minutes of August 27, 2015 as amended. W. Petrone SECONDED. MOTION CARRIED ~~4:0:0~~ **3:0:1**.

C. Williamson MOVED to APPROVE the regular meeting minutes of September 24, 2015 as amended. J. Vose SECONDED. MOTION CARRIED 4:0:1 with G. Littlefield abstaining.

AUDIENCE OF CITIZENS (Comments on matters not on the Agenda)

SUSPEND REGULAR MEETING: 7:02 p.m.

Public Hearing: ZBA-1516-03: Application of John's Scrap Metal Removal pursuant to a variance of Section 7.3 of the Columbia Zoning Regulations for relief from maximum structure height in the Manufacturing zone at 223 Route 6, Columbia, CT.

J. Narkawicz described the materials relating to the application. The application is for a variance of 5' from the maximum height limit for a structure of 40' within the Manufacturing zone. The variance would allow the applicant to construct a 45' high open canopy to cover an 80' by 60' concrete pad utilized for sorting scrap metal. He read the applicants' request for the variance into the record. The applicants have received approvals from the Planning and Zoning Commission and the Inland Wetlands and Watercourses Commission.

J. Narkawicz stated that he visited the site and observed the machinery and operations.

John Jamieson of Vernon, CT said the business is handling a bigger volume than when the

business started out 20 years ago. The wetlands are only 100 feet away from the activity. The original idea was to place the machinery in containers but that was found to be dangerous to employees. The canopy was required as a condition of the IWWC approval to eliminate storm water run-off from impacting the wetlands on the site.

John Wilkinson of 35 Johnson Road said the canopy would not be visible from Route 6 or neighboring properties and satisfies the wetlands requirement.

J. Vose said this is a difficult site and the 45 feet of height of the canopy would add to the safety of the employees.

A memo from Fuss & O'Neill dated July 28, 2015 recommends as part of the best management practices, that activities particularly susceptible to storm water exposure take place under a permanent roof or cover.

As proof of hardship, C. Kisluk stated "The subject parcel is irregularly shaped with severely sloping topography along its southern boundary backing up to commercial properties fronting along Route 6. In addition to the irregular shape and steep topography, extensive inland wetland soils impact the eastern and northern quadrants of the parcel, as well as the Hop River that runs along the north and east boundary. Given the steep topography along the southern boundary and the limitations imposed by the extensive inland wetlands, and the Hop River, the site could not support the existing business without the ability to satisfy the IWWC approval conditions." The members concurred.

J. Vose MOVED to close the public hearing at 7:17 p.m. C. Williamson SECONDED. MOTION CARRIED 5:0:0.

RESUME REGULAR MEETING: The regular meeting was resumed at 7:18 p.m.

UNFINISHED BUSINESS: No unfinished business.

OLD BUSINESS: No old business.

NEW BUSINESS:

1. **ZBA-1516-03:** Application of John's Scrap Metal Removal pursuant to a variance of Section 7.3 of the Columbia Zoning Regulations for relief from maximum structure height in the Manufacturing zone at 223 Route 6, Columbia, CT.

J. Vose MOVED to APPROVE the application of John Jamieson, a.k.a. John's Scrap Metal Removal for a variance from Section 7.3 of the Columbia Zoning Regulations for an increase of five feet in the maximum height of a structure in the manufacturing zone from 40' to 45' at 223 Route 6, Columbia, CT as depicted on the submitted plans entitled "Topographic Survey Prepared for John Jamieson, John's Scrap Metal Yard, 5 Roses Bridge Road, Columbia, CT" by Fuss & O'Neill, 146 Hartford Road, Manchester, Connecticut 06040, dated 08/06/2015, and statements made by the applicant. C. Williamson SECONDED. MOTION CARRIED 5:0:0.

2. Nominations of officers for calendar year 2016

G. Littlefield MOVED to nominate Joseph Narkawicz for ZBA Chair, Carole Williamson for Vice-Chair, and Jeffrey Vose for Secretary for calendar year 2016. W. Petrone SECONDED. There were no other nominations put forward. MOTION CARRIED 5:0:0.

3. Election of officers for calendar year 2016

G. Littlefield MOVED to ELECT Joseph Narkawicz as ZBA Chair, Carole Williamson as Vice-Chair, and Jeffrey Vose as Secretary for calendar year 2016. J. Vose SECONDED. MOTION CARRIED 5:0:0.

BOARD OPEN DISCUSSION: C. Kisluk explained she approved a ground mount solar installation, thirteen feet high, on Devonshire Road. She added a condition to the approval that the property owner provides permanent screening to obscure a view of the solar structure and solar panels from the neighbor's property. The property owner has concerns that this condition is subjective. Discussion followed. C. Kisluk will write a letter to the property owners that they have the right to appeal her decision to the ZBA.

CORRESPONDENCE:

1. CT Federation of Planning & Zoning Agencies Quarterly Newsletter -Fall 2015

ADJOURNMENT: J. Narkawicz MOVED to ADJOURN the regular meeting at 7:38 p.m. J. Vose SECONDED. MOTION CARRIED 5:0:0.

Respectfully submitted by Linda H. McDonald, Board Clerk

The next regular meeting is scheduled for January 28, 2016.

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