

**TOWN OF COLUMBIA**  
**ZONING BOARD OF APPEALS**  
THURSDAY, MARCH 26, 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, William Petrone, Gary Littlefield

Members Excused: Secretary Jeffrey Vose

Staff Present: Board Clerk Linda McDonald

Others Present: Walter Tabor, Nancy Tabor, Keith Peck, Merton Wolff, Craig Gingras

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

ROLL CALL: There was a quorum.

CHANGES/ADDITIONS TO AGENDA: L. McDonald requested to add to New Business item 1: Proposed amendments to ZBA applications.

**APPROVAL OF REGULAR MEETING MINUTES OF NOVEMBER 20, 2014, SPECIAL MEETING MINUTES OF DECEMBER 1, 2014 AND REGULAR MEETING MINUTES OF FEBRUARY 26, 2015**

G. Littlefield MOVED to APPROVE the regular meeting minutes of November 20, 2014 as written.  
C. Williamson SECONDED. MOTION CARRIED 4:0:0.

G. Littlefield MOVED to APPROVE the special meeting minutes of December 1, 2014 as written.  
C. Williamson SECONDED. MOTION CARRIED 4:0:0.

C. Williamson MOVED to APPROVE the regular meeting minutes of February 26, 2015 as written.  
G. Littlefield SECONDED. MOTION CARRIED 3:0:1 with J. Narkawicz abstaining.

Audience of Citizens: No audience of citizens.

**SUSPEND REGULAR MEETING:** J. Narkawicz suspended the meeting at 7:03 p.m.

**Public Hearing: ZBA-1415-05:** Application of Walter Tabor pursuant to a Special Permit of Sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for relief from Section 7.4 (minimum front yard) at 348 Route 87, Columbia, CT, property of Walter and Nancy Tabor.

J. Narkawicz read into the record correspondence from Douglas Lavine and Jean Kernaghan dated February 19, 2015 and March 15, 2015. He apologized to the applicant that the hearing had to be postponed a month.

W. Tabor said the property is 1120 square foot house registered on the Historical registry as a

Victorian revival. This property has been uninhabited since the early 1990's. W. Tabor said he has taken out permits to rehab the entire house to modern standards. The 1.4 acre lot is sloped dramatically to the rear of the house and he would like to put a small deck to the rear so the owners could enjoy the outside area and a vestibule to the side of the house where he plans to move the entry door from the street side of the property. The lot is conforming but the house itself is non-conforming.

J. Narkawicz said his opinion is that this should be a variance request application and could not be considered by the Board as a Special Permit application. W. Tabor stated that he would like to move forward with this application tonight even though there are only four members present. Board discussion followed. Consensus of the Commission is that this application should be amended from Special Permit to request for Variance. W. Tabor changed and initialed the original application.

Merton Wolff of 347 Route 87 spoke in favor of the application and said the rehabilitation of the property would be a great improvement to the neighborhood.

Craig Gingras of 347 Route 87 spoke in favor of the application.

W. Petrone MOVED to CLOSE the public hearing for the application of Walter Tabor pursuant to a Variance for relief from Section 7.4 (minimum front yard) of the Columbia Zoning Regulations at 348 Route 87, Columbia, CT, property of Walter and Nancy Tabor. C. Williamson SECONDED. MOTION CARRIED 4:0:0.

**RESUME REGULAR MEETING:** The regular meeting was resumed at 7:29 p.m.

**UNFINISHED BUSINESS:**

**1. ZBA-1415-05:** Application of Walter Tabor pursuant to a Variance for relief from Section 7.4 (minimum front yard) of the Columbia Zoning Regulations at 348 Route 87, Columbia, CT, property of Walter and Nancy Tabor.

C. Williamson MOVED to APPROVE the application of Walter Tabor pursuant to a Variance from Section 7.4 (minimum front yard) of the Columbia Zoning Regulations for front yard reduction to 10 feet for the purpose of adding a vestibule and 30 feet for the purpose of adding a deck at 348 Route 87, Columbia, CT as depicted on the submitted plans and statements made by the applicant: this proposal complies with the requirements of Section 52.6 of the Columbia Zoning Regulations. The approval is based on the hardship created by the steeply sloped topography of the land to the rear of the structure and conserving the safety of the public with the relocation of the access door with vestibule.

W. Petrone SECONDED. MOTION CARRIED 4:0:0.

**OLD BUSINESS:** There was no old business.

**NEW BUSINESS**

**1. Proposed amendments to ZBA applications:** The Board will review and comment on these proposed amendments at the next meeting.

**BOARD OPEN DISCUSSION:** G. Littlefield introduced Keith Peck as a potential new alternate to ZBA. He is up for appointment by the BOS at their next meeting.

**CORRESPONDENCE:**

1. CT Federation of Planning & Zoning Agencies Newsletter Winter 2015

**ADJOURNMENT:** C. Williamson MOVED to ADJOURN the regular meeting at 7:37 p.m. G. Littlefield SECONDED. MOTION CARRIED 4:0:0.

Respectfully submitted by Linda H. McDonald, Board Clerk

The next regular meeting is scheduled for April 23, 2015.

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