

**TOWN OF COLUMBIA**  
**ZONING BOARD OF APPEALS**  
THURSDAY, FEBRUARY 25, 2016- 7:00 P.M.  
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM  
323 ROUTE 87, COLUMBIA, CT  
REGULAR MEETING AND PUBLIC HEARING  
MOTIONS AND MINUTES

Members Present: Chair Joseph Narkawicz, Vice-Chair Carole Williamson, William Petrone, Gary Littlefield

Members Absent: Secretary Jeffrey Vose, Keith Peck (Alternate)

Staff Present: ZEO Constance Kisluk, Town Administrator Natasha Nau

Others Present: Richard Nassiff, Jr, Barbara Pagani, Judy Preston

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

**ROLL CALL (Designation of Alternates, as needed)**

**CHANGES/ADDITIONS TO AGENDA**

**APPROVAL OF REGULAR MEETING MINUTES OF DECEMBER 17, 2015:**

G. Littlefield MOVED to APPROVE the regular meeting minutes of December 17, 2015. C. Williamson SECONDED. MOTION CARRIED 4:0:0

**AUDIENCE OF CITIZENS (Comments on matters not on the Agenda):** None

**SUSPEND REGULAR MEETING:** J. Narkawicz suspended the regular meeting and opened the public hearing at 7:05 p.m.

**Open Public Hearing: ZBA-1516-04:** Application of Richard Nassiff Jr. pursuant to a Special Permit of Sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for reduced side and rear yard setbacks and increase in lot coverage in excess of 10% at 11 Webster Lane, Columbia, CT, Assessor's map 13D, lot 6 in the LAR zone.

J. Narkawicz read a letter dated and received February 23, 2016, from Mr. and Mrs. Sullivan, 8 Webster Ln, Columbia, CT, stating they have no reservations on the variance requested.

J. Narkawicz stated that the property is not in a flood zone; There were other applications submitted to other commissions such as Inland Wetlands where the application was approved with conditions on February 11, 2016; There were 2 postings in the Chronicle, one on 2/12/16 and one on 2/19/16. He further explained that the expansion must conform to the character of the neighborhood and must not devalue the other properties in the neighborhood.

J. Narkawicz asked if the applicant/R. Nassiff would be speaking on his own behalf, and wanted to be sure that Mr. Nassiff was legally able to speak on his own behalf. For the record, Richard Nassiff is on the Planning and Zoning Commission in the town of Columbia. Per Mr. Nassiff, because he is a member of the PZC, he made certain to be very careful through this process, and explained that the Land Use Department has not given him any special attention whatsoever, and used nutrient allocation as an example of this. For the record, nutrient allocation is in the file.

Per Mr. Nassiff, the purpose of the application is to increase the size of the one family home. Said he has received Health Department approval to increase the bedrooms from two to three bedrooms. He explained that any increase in bedrooms requires Health Department approval. The sign has been posted on the property for 18 days. He explained the general scope of the project. He has a cape cod style home and they will be changing it to a colonial style. There will be a new roof, new siding, new windows, modern appointments. He has asked for a waiver on the architectural specifications because he has completed his own by using a real estate design program, but has provided very accurate renderings which are included in the packet. He explained that the addition will be 8'x26' on the western side of the home. He will be adding decks and walkways on both sides of the house. There will be a 24'x26' garage on the street side of the home. With the changes, there is a reduction in setbacks as it relates to ZBA. The side yard setback on the eastern side will decrease to 19.2'. The setback from the street is 157.2'. 15' setback on western side of property and 35.2 from the rear yard (water side).

Mr. Nassiff explained that he is able to achieve appropriate nutrient allocation by adding roof drains going into infiltrators in the ground and a mulch bed. Said he did an elevation analysis and determined the average base elevation. The existing house has a 12.12 pitch roof whereas a 4.4 pitch is being proposed. The pitch is going to go down to the peak of the first floor. Overall, he is not increasing the height with the exception of a 1.8' area. The roof is already at 27.5'. His other option is to put in a retaining wall to boost the base/increase the elevation. The retaining wall would be under the deck.

The second area (he refers to as "area 2") is in a reduced setback area. It is 24.8' at its maximum height. The other area ("area 3") is 15' from the west side yard. The highest point is 21.1'.

R. Nassiff and C. Kisluk clarified the regulations for Members.

R. Nassiff asks for ZBA approval as proposed. Said he feels that the plans are keeping in character with the neighborhood. Said he will be going from a 1700 square of living area to 2600 square feet (which includes area above the garage).

Barbara Pagani, 12 Webster Ln, expressed her support with what Rick wants to do. Judy Preston, 5 Lakewoods Ln, expressed they love the changes happening on Webster Lane. Said they appreciate the attention to detail, she is glad they worked with the regulations and minimized impact on the lake. C. Williamson said she has never dealt with height issues. C. Kisluk stated that the regulations are vague with regard to measuring height limitations.

W. Petrone MOVED to CLOSE the Public Hearing. G. Littlefield SECONDED. J. Narkawicz gave R. Nassiff the option of waiting until there are 5 voting Members. R. Nassiff said he is comfortable proceeding with 4. MOTION CARRIED 4:0:0. The Public Hearing closed at 7:36 p.m.

**RESUME REGULAR MEETING**

**UNFINISHED BUSINESS :** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. ZBA-1516-04:** Application of Richard Nassiff Jr. pursuant to a Special Permit of Sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for reduced side and rear yard setbacks and increase in lot coverage in excess of 10% at 11 Webster Lane, Columbia, CT, Assessor's map 13D, lot 6 in the LAR zone

G. Littlefield MOVED to APPROVE the application for Richard Nassiff, Jr. for a Special Permit under Sections 52.6 and 10.3.2 of the Columbia Zoning Regulations for expansion of a building on a nonconforming lot with reductions of the rear and side yard setbacks and an increase in the building height and overall lot coverage at 11 Webster Lane, Columbia, CT as depicted on the submitted plan entitled "Site Plan Prepared for Richard Nassiff, 11 Webster Lane Columbia, Connecticut, Scale:1" = 10' December 28, 2015 Revised: Jan8, 2016(Added Mulching Bed) Revised: February 18, 2016." Datum Engineering & Surveying, LLC; and roof height analysis areas and elevations prepared by the applicant; and statements made by the applicant. The Commission finds that the proposal complies with the general requirements of Section 52.6 of the Columbia Zoning regulations, revised to June 1, 2015.

C. Williamson SECONDED. MOTION CARRIED 4:0:0.

C. Williamson MOVED to WAIVE the need for formal architectural plans. W. Petrone SECONDED. MOTION CARRIED 4:0:0. (This motion passed prior to approval of the application).

**BOARD OPEN DISCUSSION:** Members discussed the vagueness of the height limitations. R. Nassiff asked for permission to speak on this topic. He suggests C. Kisluk email P. Stahl with a list of regulation items that need clarification. He explained that PZC will be reviewing regulation changes and modifications that are necessary. He expressed that communication with PZC and ZBA is very important.

**CORRESPONDENCE:** CT Federation of Planning & Zoning Agencies Newsletter-Winter 2016

**ADJOURNMENT:** C. Williamson MOVED TO ADJOURN the meeting at 7:49 p.m. G. Littlefield SECONDED. MOTION CARRIED 4:0:0.

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

Received: March 2, 2016  
At: 3:10 PM  
Attest: Paul M. Hath  
Town Clerk/ Assistant Town Clerk <sup>ASST</sup> TC