

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
**Monday, April 8, 2024 7:00 pm**

**Regular Meeting – HYBRID  
MOTIONS**

**Members Present:** Chairman Rick Nassiff, Vice-Chair Justin Riendeau, Vera Englert, Thomas Currier, Dave Holcroft, Walter Tabor

**Members Excused:** Robert Powell, Larry Preston (Alternate), Ed Madrak (Alternate)

**Staff Present:** Town Planner John Guskowski (via Zoom), Board Clerk Mary Kay Hyman

**Others Present:** Dan Csaplar of USS Vineyard Solar, Mark Reynolds of Rob Hellstrom Land Surveying and 2 others were present.

**1. CALL TO ORDER:** R. Nassiff called the meeting to order at **7:00 PM**.

**2. ROLL CALL AND SEATING OF ALTERNATES:**

No Alternates present to seat.

**3. ADDITIONS/CHANGES TO AGENDA:** None

**4. APPROVAL OF PZC REGULAR MEETING MINUTES of March 11, 2024**

R. Nassiff **MOVED** to **APPROVE** the Minutes of March 11, 2024 as presented; J. Riendeau **SECONDED**; D. Holcroft and V. Englert **ABSTAINED, MOTION PASSED 4:0:2**

D. Holcroft and V. Englert Abstained as they were not present at the March 11, 2024 Meeting

**5. AUDIENCE OF CITIZENS:** None

**6. OPEN PUBLIC HEARING:**

R. Nassiff Opened the Public Hearing at **7:01 PM**

W. Tabor Recused himself from the Public Hearing

**6.1 PZC 2324-03:** Special Permit Application for USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.

**CLOSE OR SCHEDULE TO CONTINUE PUBLIC HEARING**

R. Nassiff **MOVED** to **CLOSE** the Public Hearing at **7:20 PM**; J. Riendeau **SECONDED; MOTION PASSED 7:0:0**

**7. UNFINISHED BUSINESS (Discussion/Possible Action)**

**7.1 PZC 2324-02:** Special Permit Application for Dava Siedman of Fairview Farm, LLC., for a Major Impact Home Occupation at 301 Rte. 66, Map 028, Lot 021, Zone RA, Lot Area 6.4, Section 8.5.4.

**(Received 2/12/24) (Applicant WITHDREW Application on 3/26/2024)**

**7.2 PZC 2324-03:** Special Permit Application for USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.

**(Discussion/Possible Action or Public Hearing Continuation of Special Permit Application)**

R. Nassiff **MOVED** to **APPROVE** the Special Permit Application for USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.; J. Riendeau **SECONDED; MOTION PASSED 5:0:0**

W. Tabor was reseated.

## **8. NEW BUSINESS (Discussion/Possible Action)**

**8.1 PZC 2324-04:** Site Plan Application for Robert Caldwell of Caldwell Realty LLC., to Construct a Vehicle Repair Shop at 41 Route 6, Map 002, Lot 020, Zone CM-1, Lot Area 9.68, Section 31.2.6.

**(Receive/Discussion/Possible Action on Site Plan Application)**

R. Nassiff stated the Commission will **CONTINUE** Discussion/Possible Action at the next PZC Meeting scheduled for April 22, 2024.

## **9. REGULATION REVISIONS (Discussion)**

**9.1** Section 52.7.19 Planned Neighborhood Housing

**10. COMMUNICATIONS AND REPORTS:** None

**11. COMMISSION OPEN DISCUSSION:** None

**12. AUDIENCE OF CITIZENS:** None

**13. EXECUTIVE SESSION:** The Commission did not go into Executive Session

Pending Legal Action per State Statutes Section 1-200(6)(B)

## **14. ADJOURNMENT:**

R. Nassiff **MOVED** to **ADJOURN**; J. Riendeau **SECONDED; MOTION CARRIED UNANIMOUSLY**

The meeting was adjourned at **7:50 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk